



## 43 Little Parks

Holt Trowbridge BA14 6QR

A very well presented and extended three bedroom detached family home tucked away at the end of a cul de sac on the outskirts of the highly regarded village of Holt adjacent to fields and countryside. This sought after village features shop with Post Office, cafe, two pubs, Church, sporting facilities, National Trust gardens and primary school close to property. Deceptively spacious and updated accommodation comprises entrance hall, refitted cloakroom, living room, dining room, conservatory, refitted kitchen open plan to breakfast room with French doors onto gardens; three good sized bedrooms and refitted family bathroom. Benefits include replacement UPVC double glazing, FREEHOLD solar panels, gas central heating system, landscaped gardens with private aspect, garage and driveway providing off road parking. Early viewing is highly recommended.

**Guide Price £415,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed composite door and window to the front. Mat-well. Radiator. Wood flooring. Coat hanging space. Panelled door to the living room. Panelled door to the:

### Refitted Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and w/c with dual push flush. Tiled effect anti-slip vinyl flooring.

### Living Room

18'1" x 12'9" (5.52 x 3.88)

UPVC double glazed window to the front. Two radiators. Feature marble fireplace with electric fire. Television point. Stairs to the first floor with cupboard under. Wood flooring and coving. Smoke alarm. Thermostat. Panelled door to the kitchen. Oak framed, glazed double doors to the:

### Dining Room

10'11" x 9'9" (3.32 x 2.96)

Radiator. Wood flooring and coving. Double glazed sliding patio doors to the:

### Conservatory

7'7" x 7'5" (2.32 x 2.26)

UPVC double glazed construction with French doors to the side; and solid pitched roof with inset ceiling spotlights. Tiled effect anti-slip vinyl flooring.



### **Refitted Kitchen**

10'11" x 9'3" (3.32 x 2.83)

UPVC double glazed window to the rear. Extensive range of modern shaker style wall, base and drawer units with metro tiled surrounds and marble effect work tops. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level electric oven and space for microwave. Built-in electric induction hob with stainless steel extractor hood over. Integrated dishwasher. Space for washing machine. Panelled door to pantry with shelving. Tiled effect anti-slip vinyl flooring. Open plan to:

### **Breakfast Room**

12'11" x 7'8" (3.93 x 2.33)

UPVC double glazed French doors to the rear with fitted blinds. Radiator. Modern shaker style larder unit. Space for fridge/freezer. Space for table. Wall mounted boiler. Panelled door to the garage. Tiled effect anti-slip vinyl flooring.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the side. Balustrade. Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

### **Bedroom One**

13' x 9'11" (3.97 x 3.02)

UPVC double glazed window to the front. Radiator. Large built-in triple wardrobe with sliding doors enclosing.

### **Bedroom Two**

10'5" x 8'7" (3.18 x 2.61)

UPVC double glazed window to the rear. Radiator.

### **Bedroom Three**

8'11" x 8'1" (2.72 x 2.46)

UPVC double glazed window to the front.

Radiator. Open faced built-in storage system with hanging rail, shelving and drawers.

### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, power shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect anti-slip vinyl flooring and inset ceiling spotlights. Shaving point.

## **EXTERNALLY**

### **To The Front**

Path to the front door with entrance light. Areas laid to lawn with a variety of plants and shrubs. Gated side pedestrian access to the rear. Tandem driveway providing off road parking for two vehicles.

### **To The Rear**

Enclosed landscaped garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, gravel pathway leading to gravel seating area; and well stocked mixed borders with a variety of plants, trees and shrubs. Outside tap and light. All enclosed by fencing.

### **Attached Garage**

16'8" x 8'3" (5.07 x 2.51)

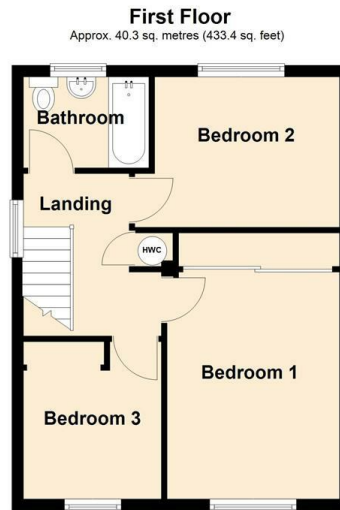
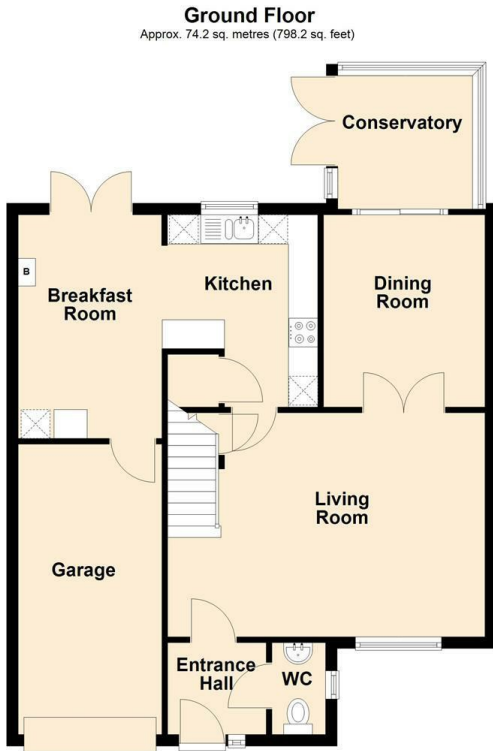
Insulated Garolla electric roller door to the front. Power and lighting. Solar panel inverter and battery. Fuse box and electric meter. Gas meter. Eaves storage. Space for dryer. Panelled door to the breakfast room.

### **SOLAR PANELS:**

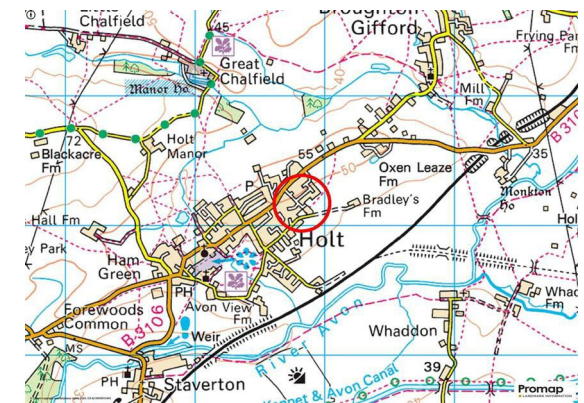
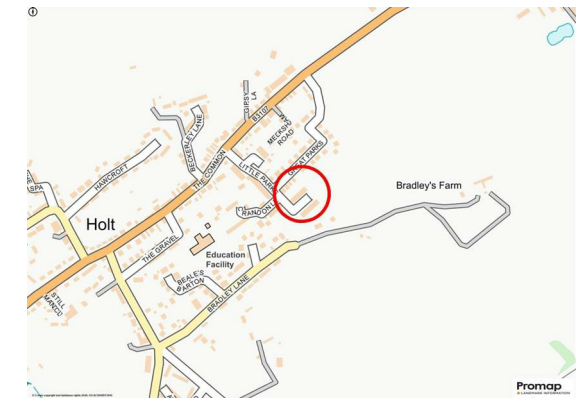
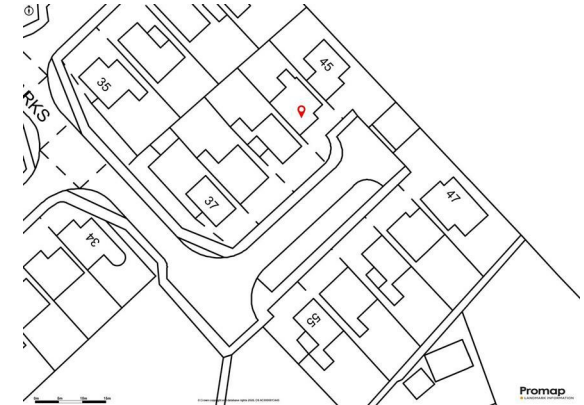
FREEHOLD - We have been advised by the seller that between 01.02.25 and 31.01.26 they used £328.05 of electricity but earned £282.61 from exports, making the over all cost for the year just £45.44.



Tenure **Freehold**  
 Council Tax Band **D**  
 EPC Rating **B**



Total area: approx. 114.4 sq. metres (1231.7 sq. feet)



**KINGSTONS**  
 Trowbridge Office

5C-5D Fore Street, Wiltshire,  
 BA14 8HD

**Contact**

01225 777720  
 sales@kingstonstrowbridge.co.uk  
 kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.