



KINGSTONS



12 Dark Lane South

Steeple Ashton Trowbridge BA14 6EZ

A fantastic opportunity to purchase a beautifully presented, three DOUBLE bedroom detached bungalow situated within the highly regarded village of Steeple Ashton, close to pub, church and village shop.

Situated on a good sized plot with beautifully maintained, landscaped gardens with extremely private aspect and summerhouse. This refurbished property is finished to a high specification and features 25ft x 16ft open plan kitchen/dining/family room with patio doors onto gardens and feature window, extensive kitchen with integrated Neff appliances, utility/boot room, family bathroom; and master bedroom suite with doors onto garden, dressing room and en-suite shower room. Additional features include high quality flooring throughout, newly fitted aluminium double windows and doors, oil fired central heating system, garage/workshop and driveway providing off road parking. Early viewing is essential.

Offers Over £650,000



ACCOMMODATION

All measurement are approximate

Hallway

Obscured double glazed, aluminium framed door and window to the front. Contemporary vertical radiator. Tiled wood effect flooring. Air filtration vent. Access to loft space with ladder. Smoke alarm. Doors off and into:

Living Room

15'4 x 12'10 (4.67m x 3.91m)

Three double glazed, aluminium framed windows to the front. Contemporary vertical radiator. Feature fireplace with stone surround, slate hearth and wood burner inset. Television point. Woodpecker wood effect flooring.

Kitchen/Family/Dining Room

25'7 x 16'8 (7.8m x 5.08m)

Large feature, double glazed, aluminium framed wall window to the rear. Vaulted ceiling with four triple glazed roof light windows. Stone tiled flooring with under-floor heating. Extensive range of contemporary wall, base, drawer and larder units with tiled splash-backs and marble work surfaces. Basalt breakfast bar. Inset stainless steel one and a half bowl sink unit with pull-down spray mixer tap. Built-in five ring induction hob with stainless steel extractor over. Built-in twin high level electric ovens, one with steam facility. Integrated dishwasher. Enclosed coffee station. Space for American style fridge/freezer. Space for dining table and sofa. Inset ceiling spotlights. Double glazed, aluminium framed sliding patio doors to the side. Door to the:

Utility/Boot Room

13'2 x 7'4 (4.01m x 2.24m)

Double glazed, aluminium framed door and window to the rear. Contemporary vertical radiator. Contemporary wall and base mounted units with marble effect work surfaces. Inset sink unit with mixer tap. Plumbing for washing machine. Space for dryer. Built-in double cupboard. Coat hanging space. Tiled flooring and inset ceiling spotlights. Door to the garage.



Bedroom One

14'9 x 12'5 (4.5m x 3.78m)

Two double glazed, aluminium framed doors to the rear. Vaulted ceiling with two Velux windows. Contemporary vertical radiator. Herringbone oak wood flooring. Opening to the:

Dressing Room

7'8 x 6'1 (2.34m x 1.85m)

Radiator. Range of built-in wardrobes and drawers. Herringbone oak wood flooring. Door to the:

En Suite Shower Room

High level double glazed, aluminium framed window to the side. Anthracite towel radiator. Three piece white suite with stone tiled surrounds comprising large walk-in shower enclosure with mains rain-fall shower over and glass screen enclosing, wash hand basin with drawer under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Mirrored cabinet. Extractor fan.

Bedroom Two

11'6 x 10'0 (3.51m x 3.05m)

Double glazed, aluminium framed window to the front. Contemporary vertical radiator. Wood effect flooring. Television point.

Bedroom Three

10'5 x 8'0 (3.18m x 2.44m)

Double glazed, aluminium framed window to the side. Contemporary radiator. Wood effect flooring.

Family Bathroom

High level double glazed, aluminium framed window to the side. Anthracite towel radiator. Three piece white suite with stone tiled surrounds comprising panelled bath with mains rain-fall shower over and glass screen enclosing, wash hand basin with drawers under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Mirrored cabinet and storage unit. Extractor fan.

EXTERNALLY

To The Front

Paved pathway to the front door with storm porch over and contemporary entrance light. Block paved driveway providing off road parking. Area laid to lawn with hedgerow enclosing. Trellis screening vegetable garden to the side of property with raised beds.

To The Rear

Good sized and beautifully maintained landscaped gardens with extremely private aspect comprising sandstone patio area, large area laid to lawn, additional sandstone patio area and well stocked, established borders with a variety of plants, trees and shrubs. Timber framed summer house with double glazed windows and doors to the front, wood flooring, power and lighting. Contemporary lighting. Outside tap and power points. Trellis concealing oil tank. Garden shed. All enclosed by contemporary slatted fencing.

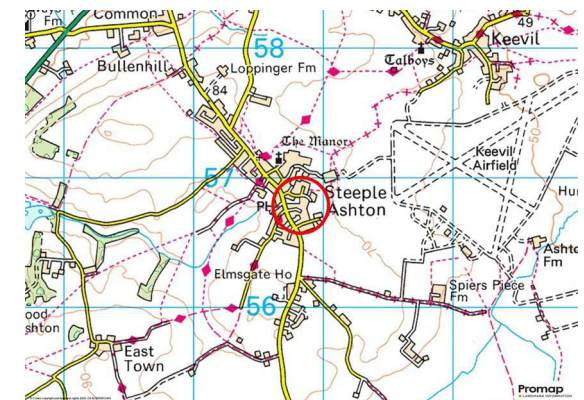
Garage

12'3 x 7'11 (3.73m x 2.41m)

Timber double doors to the front. Power and lighting. Grant oil fired boiler. Water softener. Eaves storage. Work bench and shelving. Door to the utility.



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




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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.