



KINGSTONS



10 Church Fields

Trowbridge BA14 0EJ

A fantastic opportunity to purchase an extended three double bedroom, semi-detached family home situated in a small cul-de-sac close to Southwick Country Park on the Frome Road side of town, close to college, schools, shop and garden centre. The deceptively spacious accommodation boasts entrance porch and hall, kitchen, good sized lounge/dining room, large conservatory and four piece family bath/shower room. Features include UPVC double glazing, electric heating, south-east facing garden with private aspect, 21ft garage and driveway. Viewing is highly recommended.

Offers Over £270,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. Obscured UPVC double glazed windows to the front and side. Wood effect flooring. Cloak cupboard. Obscured UPVC double glazed window and door to the:

Entrance Hall

Victorian style electric radiator. Wood effect flooring. Smoke alarm. Stairs to the first floor with cupboard under. Large cloak/storage cupboard. Door to the lounge/dining room. Doorway to the:

Kitchen

9'6 x 8'1 (2.9m x 2.46m)

UPVC double glazed window to the front. Extensive range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled effect flooring.



Lounge/Dining Room

18'3 x 12'1 (5.56m x 3.68m)

UPVC double glazed window to the rear. Victorian style electric radiator and additional panel heater. Feature stone fireplace and television stand. Dado rail and coving. UPVC double glazed French doors to the:

Conservatory

17'7 x 9'7 (5.36m x 2.92m)

UPVC double glazed and brick construction, vaulted glass roof with fitted blinds and two sets of sliding patio doors to the rear. Tiled flooring and wall lights.

FIRST FLOOR

Landing

Access to loft space Doors off and into: linen cupboard with shelving.

Bedroom One

12'5 x 10'5 max (3.78m x 3.18m max)

UPVC double glazed window to the rear. Victorian style electric radiator. Range of built-in wardrobes. Coving.

Bedroom Two

11'0 x 7'4 (3.35m x 2.24m)

UPVC double glazed window to the rear. Victorian style electric radiator. Dado rail and coving.

Bedroom Three

10'8 x 6'8 (3.25m x 2.03m)

UPVC double glazed window to the front. Electric panel heater. Coving.

Family Bath & Shower Room

Obscured UPVC double glazed window to the front. Two electric heater towel rails. Four piece white suite with fully tiled surrounds comprising panelled bath, shower cubicle with electric shower over and door enclosing, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Entrance lights. Area laid to loose stone chippings with mature tree. Driveway providing off road parking.

To The Rear

Enclosed, south-west facing garden with private aspect comprising area laid to lawn and borders with a variety of plants, trees and shrubs. Paved area with greenhouse.

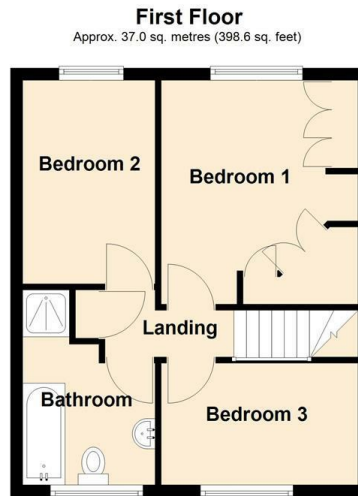
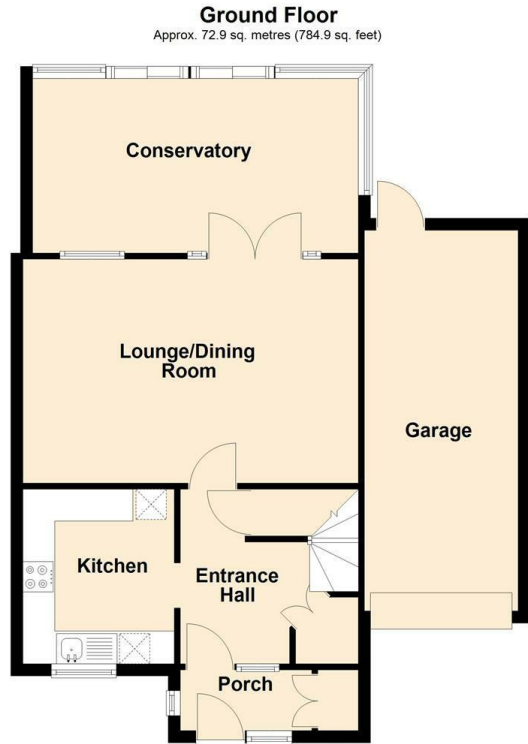
Large Garage

21'7 x 8'4 (6.58m x 2.54m)

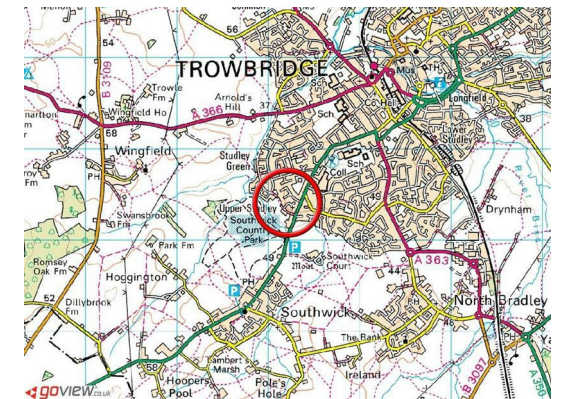
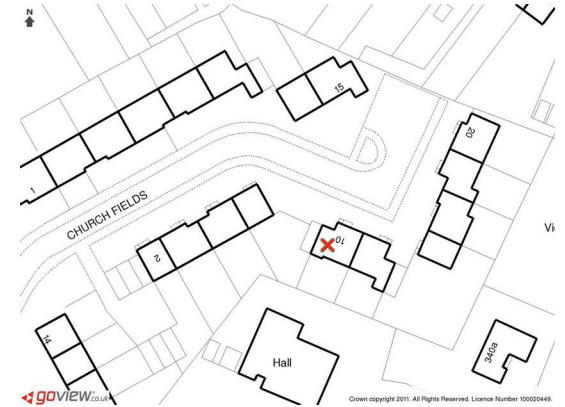
Up and over door to the front. Power and lighting. Door to the rear.



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



Total area: approx. 109.9 sq. metres (1183.5 sq. feet)



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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.