



KINGSTONS

15 Clarendon Road

Trowbridge BA14 7BR

A fantastic opportunity to purchase a spacious, four bedroom, Victorian semi-detached family home situated within the highly regarded Clarendon Road close to schools, park, Biss Meadows and cinema/restaurant complex. The well presented accommodation arranged over three/four floors features living room, kitchen/diner with breakfast area and patio doors onto garden, family room/4th bedroom, cloakroom, three good sized bedrooms, family bathroom and attic room. Benefits include UPVC double glazing, gas central heating system, store room, large private gardens with garden room/office and driveway. Early viewing is strongly recommended; properties in this area always prove extremely popular!

Offers Over £375,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Stained glass composite double glazed door to the front. Attractive period tiled flooring. Electric meter and fuse board. Attractive etched and coloured glass, period door into:

Entrance Hall

Period tiled flooring, ornate plaster arch and ceiling cornice. Period coloured glass door leading to inner hall with UPVC double glazed window to side and stairs leading down to the lower ground floor. Panelled doors off and into:

Living Room

14'6" x 10'6" (4.42 x 3.21)

Two UPVC double glazed windows overlooking rear garden. Exposed wooden flooring, picture rail, ceiling cornice. Feature fireplace with wooden fire surround, tiled hearth and woodburning stove inset. Copper vertical column radiator. CAT5 wired ethernet.

Bedroom Two

11' x 10'5" (3.36 x 3.17)

UPVC double glazed bay window to front. Radiator. Exposed wooden flooring, dado rail, picture rail and ceiling cornice. CAT5 wired ethernet.

LOWER GROUND FLOOR

Hallway

Painted concrete floor and recessed ceiling lights. Partially glazed door to family room. Understairs storage area and space for utility items. Opening to:

Kitchen/Diner

12'12" x 9'10" (3.96 x 3.00)

Comprehensively fitted with a range of shaker style wall, base drawer and larder units with tiled splash-backs and wood effect worktops. Stainless steel single sink drainer unit with mixer tap. Twin burner gas hob. Gas fired aga with two ovens and two hot plates. Plumbing for dishwasher. Space for fridge/freezer. Exposed timber flooring and recessed ceiling lights. Opening to the:



Breakfast Area

11'10" x 4'11" (3.60 x 1.50)

Obscured UPVC double glazed window to side. Full width UPVC double glazed French doors with side windows opening onto rear garden patio. Exposed timber flooring and recessed ceiling lights. Shaker style unit with tiled worktop.

Family Room/Bedroom Four

12'4" x 8'2" (3.75 x 2.50)

UPVC double glazed window to side. Radiator. Storage beneath bay. Wood effect flooring. CAT5 wired ethernet.

Cloakroom

Obscured UPVC double glazed window to side. Low-level WC and wash hand basin. Recessed ceiling lights. Extractor.

FIRST FLOOR

Landing

Metal spiral staircase to Attic Room. UPVC double glazing window to the side. Panelled doors off.

Bedroom One

14'6" x 10'6" (4.42 x 3.19)

UPVC double glazed bay window to front and UPVC double glazed window to the front. Vertical radiator with long case mirror attached. Folding door to shelved wardrobe with hanging rail. Picture rail and ceiling cornice. CAT5 wired ethernet.

Bedroom Three

10'5" x 8'4" (3.17 x 2.54)

UPVC double glazed window to rear. Radiator. Cupboard Housing Worcester combination gas boiler. Picture rail.

Family Bathroom

Obscured UPVC double glazed window to rear. Chrome vertical towel radiator. Three piece white suite with part tiled surrounds comprising corner bath with mixer shower attachment, low-level WC and pedestal wash hand basin. Vanity mirror with light above. Shaving point. Bamboo wood flooring.

Attic Room

12'2" x 8'11" (3.70 x 2.71)

Exposed timber flooring, beams and brick walling. Velux window to side. Access to eaves storage.

EXTERNALLY

To The Front

Steps up from driveway leading to arched covered open porch with entrance lights. Driveway providing single parking space. Bike storage shed. Gated access at the side leading to the rear garden and access to storage room at the front of the property.

To The Rear

Good sized enclosed garden with private aspect comprising large Indian sandstone patio area to the immediate rear, paved pathway leading the length of the garden, areas laid to lawn, well stocked borders with a variety of plants and shrubs; and decked area. Further garden area with large garden shed, paved patio area and raised vegetable beds. All enclosed by fencing.

Garden Room/Office

11'7" x 9'4" (3.54 x 2.84)

Insulated with double glazed windows to the front and sides, and door to the front. Wood effect flooring and inset ceiling spotlights. Wood burning stove. Mains power, wired ethernet (from the house) and front door bell chime.



Tenure **Freehold**
Council Tax Band **C**
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.

