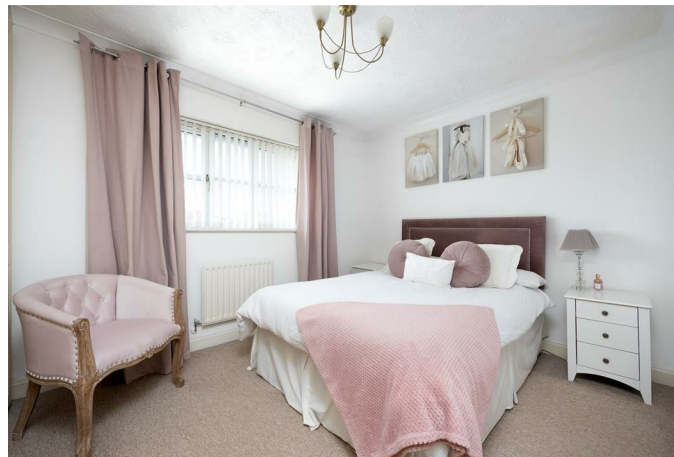




2 Worsteds Close Trowbridge BA14 7HP

A deceptively spacious and extended, two/three bedroom semi-detached house situated in a cul-de-sac position, in a established residential development close to parkland & riverside walks leading to the town centre and supermarket. Well presented and flexible accommodation comprises entrance porch, living room, kitchen/diner, conservatory, dining room/3rd bedroom, modern wet room, two double bedrooms with built-in wardrobes to the first floor and bathroom. Benefits include UPVC double glazing, gas central heating, low maintenance garden with private west facing aspect and driveway providing off road parking. Viewing is highly recommended.

Guide Price £250,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. UPVC double glazed window to the side. Radiator. Parquet wood effect flooring. Glazed door to the:

Living Room

14'7 x 12'8 (4.45m x 3.86m)

UPVC double glazed window to the front. Radiator. Television point. Coving. Stairs to the first floor with cupboard under. Smoke alarm. Thermostat. Panelled door to the:

Kitchen/Diner

12'8 x 9'9 (3.86m x 2.97m)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor over. Plumbing for washing machine. Wood effect flooring and coving. Space for table. Enclosed modern boiler. Opening to the:

Conservatory

11'0 x 7'8 (3.35m x 2.34m)

UPVC double glazed and brick construction with French doors to the rear. Radiator. Panelled door to the:

Dining Room/Bedroom Three

11'11 x 8'10 (3.63m x 2.69m)
UPVC double glazed window and door to the rear. Radiator. Inset ceiling spotlights. Smoke alarm. Access to loft space. Panelled door to the:

Wet Room

Radiator and chrome towel radiator. White suite with fully tiled surrounds and sealed floor, comprising walk-in shower enclosure with electric shower over and glass screen enclosing, wash hand basin and w/c with dual push flush. Inset ceiling spotlights. Extractor fan. Shaving point.

FIRST FLOOR

Landing

Smoke alarm. Coving. Access to loft space. Panelled doors off and into:

Bedroom One

10'7 x 9'9 (3.23m x 2.97m)
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes. Coving.

Bedroom Two

10'10 x 8'9 max (3.3m x 2.67m max)
Two UPVC double glazed windows to the front. Radiator. Built-in triple wardrobe. Coving. Panelled door to airing cupboard housing hot water tank.

Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with mixer shower, wash hand basin with cupboard under and w/c with enclosed cistern and dual. Tiled effect vinyl flooring and coving.

EXTERNALLY

To The Front

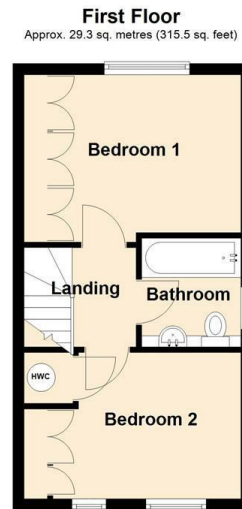
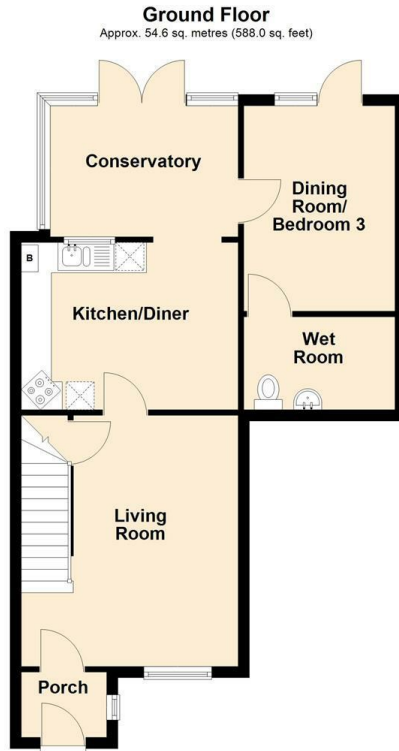
Path to the front door with entrance light. Area laid to lawn with mature conifers. Driveway providing off road parking.

To The Rear

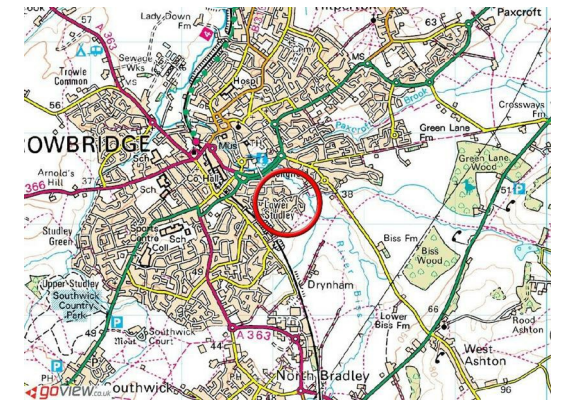
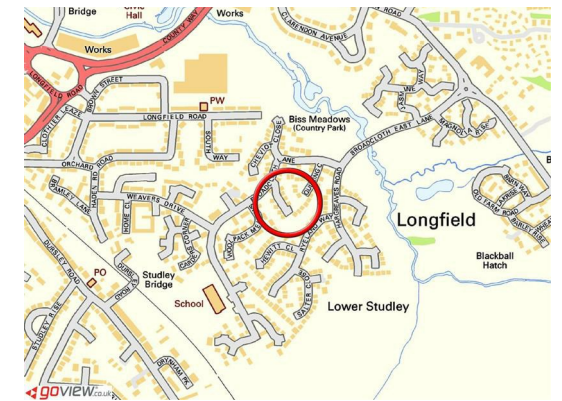
Enclosed, low maintenance garden with private west facing aspect comprising paved patio area to the immediate rear, area laid to artificial lawn and borders with a variety of plants and shrubs. Garden shed. Outside light. All enclosed by fencing and walling.



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



Total area: approx. 83.9 sq. metres (903.6 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.