



41 St. Thomas Road

Trowbridge BA14 8SG

A fantastic opportunity to purchase an extended, three bedroom detached, 1950's family home situated on a large corner plot on the well regarded St Thomas Road near to bus route, town centre, railway station and shops. Excellent potential to extend, with scope for a separate building plot (subject to planning permission). Accommodation comprises entrance porch and hall, 6.7m living room, 6.6m kitchen/dining room with patio doors onto gardens, utility room, cloakroom and refitted shower room. Benefits include UPVC double glazing, gas central heating, good sized gardens, garage and driveway. Offered for sale with no onward chain.

Guide Price £380,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Double glazed sliding patio doors to the front. Double glazed window to the side. Tiled flooring. Composite double glazed door and windows to the:

Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Telephone point. Wood effect flooring. Door to the utility room. Obscured glazed door to the:

Living Room

21'12" x 12' min (6.70 x 3.66 min)
UPVC double glazed bow window to the front. Two radiators. Feature stone fireplace with gas fire. Television point. Wall lights and coving. Obscured windows and double doors to the:

Kitchen/Dining Room

21'9" x 8'9" (6.63 x 2.67)
UPVC double glazed window and sliding patio doors to the rear. Radiator. Range of modern wall and base units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor over. Integrated dishwasher. Wood effect flooring to kitchen area. Coving. Opening to the:

Utility Room

10'5" x 8'1" (3.18m x 2.46m)
Wall and larder units. Work surface.
Plumbing for washing machine. Space for
fridge/freezer. Wood effect flooring.
Heating controls. Door to the hall. Door
to the garage. Part glazed door to the:

Side Hall

Storage cupboard. UPVC double glazed
door to the side. Door to the:

Cloakroom

UPVC double glazed window to the side.
Double glazed window to the rear. Wash
hand basin and w/c. UPVC door to the
side.

FIRST FLOOR

Landing

UPVC double glazed window to the side.
Access to loft space. Smoke alarm.
Doors off and into:

Bedroom One

10'5" x 10' min (3.18 x 3.05 min)
UPVC double glazed bow window to the
front. Radiator. Built-in triple wardrobes,
cupboards and drawers. Coving.

Bedroom Two

11'5" x 11'2" (3.49 x 3.40)
UPVC double glazed window to the rear.
Radiator. Built-in triple wardrobe.

Bedroom Three

7' x 6'8" (2.14 x 2.03)
UPVC double glazed bow window to the
front. Radiator.

Modern Shower Room

Obscured UPVC double glazed window to
the rear. Towel radiator. Three piece white
suite with fully tiled and aqua-board
surrounds comprising shower cubicle
with mains shower over and bi-fold
doors enclosing, wash hand basin with
cupboard under and dual flush w/c.
Shaving point. Tiled effect flooring. Airing
cupboard.

EXTERNALLY

To The Front & Side

Block paved driveway providing off road
parking for 3-4 vehicles. Large area laid
to lawn. Gated side pedestrian access to
both sides.

To The Rear

Good sized enclosed garden comprising
paved patio areas to the immediate rear,
step down to further paved patio area
with with raised mixed borders and beds,
large area laid to lawn with mixed border
and paved patio area with pergola.
Vegetable garden area with greenhouse
and shed. Outside tap and light. All
enclosed by fencing.

Garage

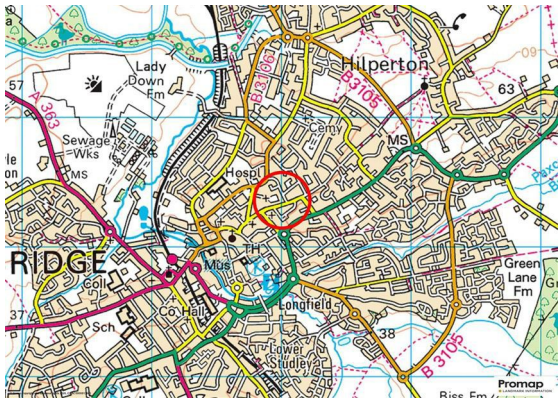
16'3" x 8'1" (4.95m x 2.46m)
Up and over door to the front. Double
glazed windows to the side. Power and
lighting. Fuse box. Gas meter. Wall
mounted Ideal boiler. Storage cupboards
and drawers. Door to the utility. Eaves
storage.



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



Total area: approx. 116.3 sq. metres (1252.3 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.