



38 Westbury Road

Yarnbrook Trowbridge BA14 6AG

A well presented and spacious, three bedroom detached house built in 1939, backing onto woodland and situated within the popular area of Yarnbrook between the towns of Trowbridge & Westbury. This ideal family home features two reception rooms, kitchen/breakfast room, refitted family bathroom, main bedroom with built-in bedroom furniture and en suite shower room, oil fired central heating and UPVC double glazing. Externally the property features large well-tended, landscaped gardens with fantastic, private, woodland back-drop, utility room, 7m x 3m garage/workshop and driveway providing off road parking.

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured double glazed composite door to the side. UPVC double glazed window to the front. Tiled flooring. Windows and door to the:

Entrance Hall

Stairs to the first floor. Doors off and into:

Living Room

19'11" x 11'2" max (6.07x 3.40 max)
UPVC double glazed bay window to the front. Two radiators. Feature open stone fireplace. Wall lights and coving. Television point. UPVC double glazed French doors to the rear.

Dining Room

13'3" x 11'2" max (4.04 x 3.40 max)
UPVC double glazed bay window to the front. Radiator. Coving. Door to the:

Kitchen/Breakfast Room

13'11" x 13'1" (4.24 x 3.99)
UPVC double glazed window to the rear and obscured UPVC double glazed window to the side. Radiator. Extensive range of wall, base, drawer and larder units with work tops. Breakfast island. Stainless steel one and a half bowl sink drainer unit. Rangemaster electric cooker with glass splash-back and extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Floor standing oil fired boiler. Vinyl tiled flooring and inset ceiling spotlights. UPVC double glazed stable door to the rear. Door to understairs storage cupboard.



FIRST FLOOR

Landing

UPVC double glazed window to the rear. Smoke alarm. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

13'4" x 9'11" (4.06 x 3.02)

UPVC double glazed window to the rear. Built-in double wardrobe and high level cupboards. Access to loft space. Sliding door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with electric shower over and sliding doors enclosing, wash hand basin and w/c with dual push flush.

Bedroom Two

11'2" x 10'12" (3.40 x 3.35)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Three

11'2" x 10'12" max (3.40 x 3.35 max)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator and chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower end panelled bath with rain-fall shower over, additional shower attachment and glass

screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring.

EXTERNALLY

To The Front

Entrance light. Driveway providing off road parking. Area laid to lawn with a variety of plants and shrubs. Gated side pedestrian access to the rear.

To The Rear

Large enclosed gardens with private aspect, backing onto woodland, comprising large paved patio area to the immediate rear, large area laid to lawn with trees, and well stocked, established borders with a variety of plants, trees and shrubs; and additional paved patio area. Vegetable garden area. Garden/potting shed. Oil tank. Outside lights, power points and tap. All enclosed by fencing and hedgerow with gated rear pedestrian access leading out into woods.

Utility Room

9'6" x 7'3" (2.90 x 2.21)

Door to the side. Window to the rear. Power and lighting. Work tops and shelving. Plumbing for washing machine. Internal window to the garage.

Garage/Workshop

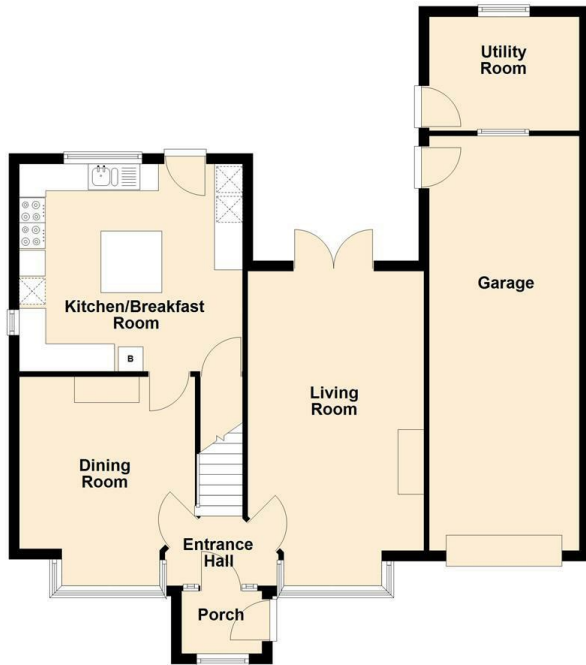
26'2" x 9'9" (7.98 x 2.97)

Up and over door to the front. Power and lighting. Internal window to the utility. Eaves storage. Personal door to the side.

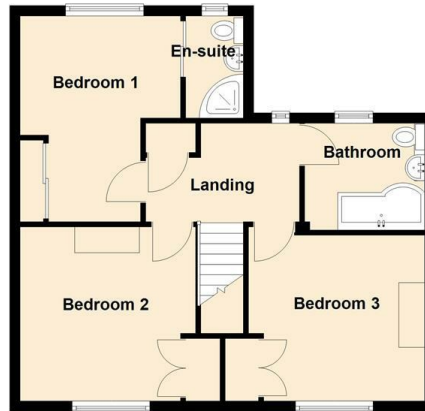


Tenure **Freehold**
 Council Tax Band **D**
 EPC Rating **E**

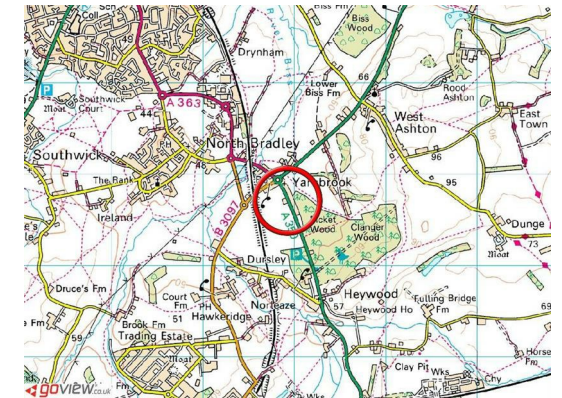
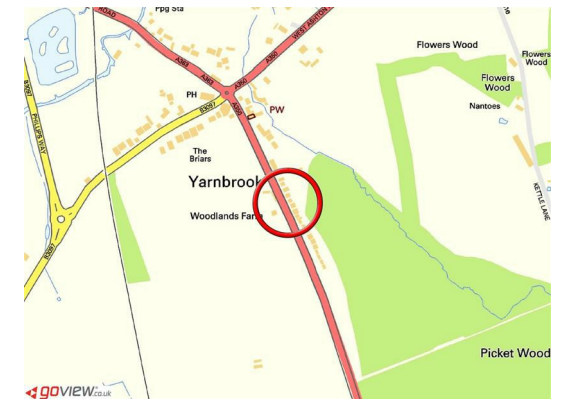
Ground Floor
 Approx. 87.8 sq. metres (945.0 sq. feet)



First Floor
 Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 138.6 sq. metres (1492.4 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.