

The logo for Kingstons, featuring a stylized sunburst icon above the word "KINGSTONS" in a bold, sans-serif font, all contained within a semi-transparent white rectangular box.

KINGSTONS



46 Martins Road

Keevil Trowbridge BA14 6NA

A well presented, upgraded and extended Grade II Listed cottage situated within the highly regarded village of Keevil close to church, village hall and primary schools. This deceptively spacious property has been sympathetically refurbished to a high specification within the last 10 years, retaining plenty of its original period features with the benefit of modern fixtures and fittings and open plan living. Features include cosy living room with exposed beams and inglenook fire place, large kitchen/family room with French doors onto gardens, wet room with programmable shower, utility room, two large double bedrooms, family bathroom with free standing bath and study area/potential bedrooms 3. Additional features include upgrade oil fired central heating system with Worcester boiler, upgraded electrics and large well-tended private gardens with flagstone patio. No Onward Chain!

Offers Over £450,000





Living Room

13'9" x 13'2" (4.19 x 4.01)

Part glazed door to the front. Window to the front. Radiator. Large inglenook fireplaces with shelving, wood burning stove and tiled hearth. Latch door leading to stairs to the first floor with understairs storage cupboard. Wood effect flooring, exposed stone walls, wall lights and exposed beams. Television point. Fuse box and electric meter. Period alcove (believed to be an old oven) featuring shelving and space to store logs. Door to the Kitchen and into:

Dining/Family Room

15'8" x 12'10" (4.78 x 3.91)

Two double glazed windows to the side. Radiator. Secondary set of stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring. Doors off to utility room and wet room. Open plan to the:

Kitchen

13'0" x 7'6" (3.96 x 2.29)

Window to the front. Victorian style radiator. Range of shaker style units with tiled surrounds and wood effect work surfaces. Ceramic sink drainer unit with mixer tap. Built-in four-ring AEG induction hob with stainless steel extractor hood over. Two built-in eye-level stainless steel electric AEG ovens. Integrated AEG dishwasher. Wood effect flooring, inset ceiling spotlights and exposed ceiling beam.



Utility Room

7'8" x 6'9" (2.34 x 2.06)

Double Glazed window and stable door to the rear. Wall and base mounted units with rolled top work surfaces. Victorian style Radiator. Plumbing for washing machine. Space for dryer and fridge/freezer. Floor standing oil fired Worcester combi boiler. Wood effect flooring.

Wet Room

Double Glazed Velux window to roof. Chrome towel radiator. Three piece white suite with tiled surrounds comprising: walk-in shower enclosure with Mira shower and glass screen, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Double Glazed Velux window to ceiling. Balustrade. Doors off. Open plan to:

Study Area (Potential Bed 3)

Double glazed window to the rear. Radiator.

Bedroom One

13'1" x 11'6" (3.99 x 3.51 (3.98 x 3.50))

Window to the front. Radiator. Solid Wood flooring and exposed beams. Boarded Fireplace. Door to bedroom two, Staircase to Living Room. Small Storage Cupboard.

Bedroom Two

13'3" x 10'2" (4.04 x 3.10)

Window to the front. Radiator. Solid Wood flooring, Access to boarded loft and exposed ceiling beams.

Bathroom

Double glazed window to the side. Chrome towel radiator. Three piece white suite with wood panelled surrounds comprising freestanding rolled top bath with shower mixer tap, pedestal wash hand basin and w/c. Tiled Effect Vinyl flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Steps and path leading to the front door, with lawn either side. Outside light. Variety of plants and shrubs. All enclosed by established hedgerow.

To The Rear

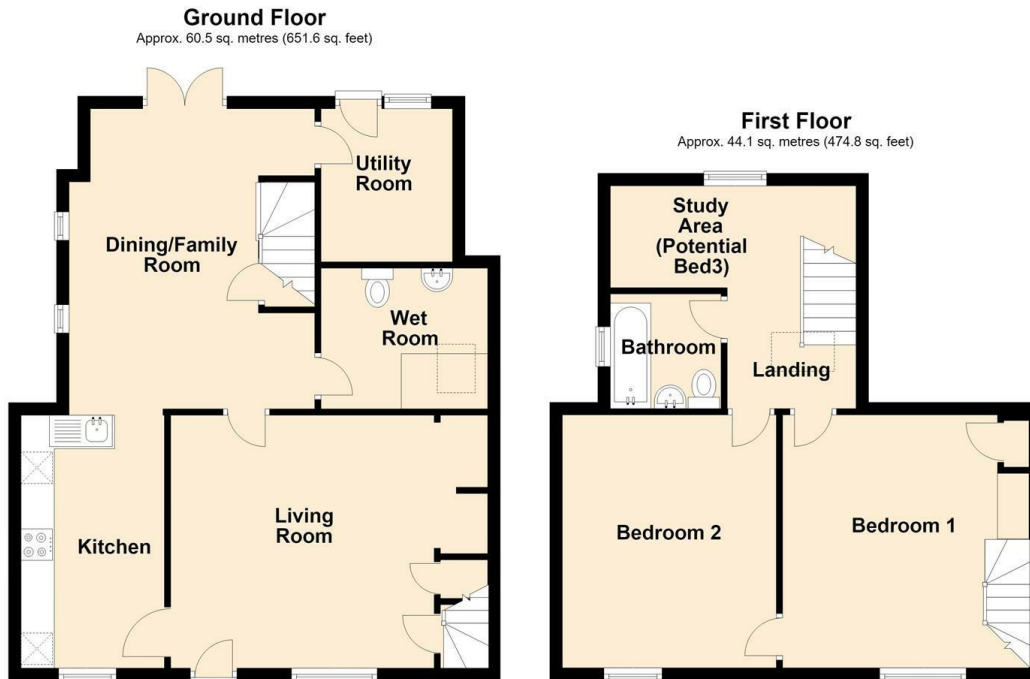
Large south-west facing garden with very private aspect comprising: Gated side pedestrian access. Modern oil storage tank. External Power Points. Small patio area, three external wall lights to the immediate rear with steps up to Large Indian Sandstone patio area with cut sleepers retaining wall enclosing. Sloping pathway leading to large area laid to lawn with a variety of plants, trees and shrubs. Archway leading to additional garden area with area laid to lawn, vegetable garden and large shed/workshop. Modern oil storage tank. All enclosed by fencing and hedgerow.

AGENTS NOTE:

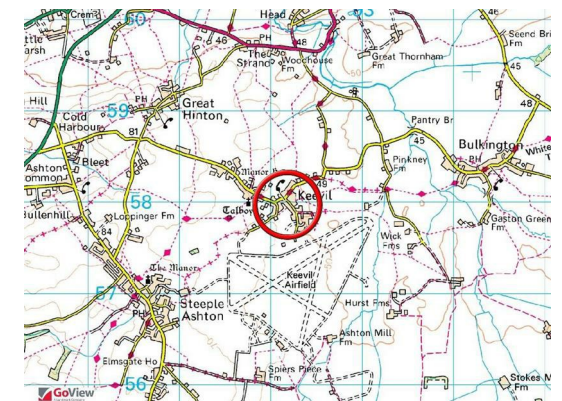
On the landing is an open plan study area with window. There is potential to create a third bedroom or study if two small stud walls were constructed and a door fitted.



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



Total area: approx. 104.7 sq. metres (1126.4 sq. feet)



KINGSTONS
 Trowbridge Office

5C-5D Fore Street, Wiltshire,
 BA14 8HD

Contact

01225 777720
 sales@kingstonstrowbridge.co.uk
 kingstonstrowbridge.co.uk

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.