



144 The Common

Holt Trowbridge BA14 6QJ

A good sized and extended three bedroom semi-detached family home located in the highly regarded village of Holt, conveniently located close to shop with Post Office, cafe, two pubs, countryside walks and primary school. Early viewing is highly recommended. Accommodation comprises entrance hall, living room, large refitted kitchen/dining room with patio doors onto gardens, utility room, cloakroom and refitted family bathroom. Benefits include UPVC double glazing, gas central heating system, good sized gardens with private aspect, and driveway providing off road parking for up to two vehicles.

Offers Over £375,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Partially obscured double-glazed door to the front. Stairs to first floor accommodation. Radiator. Oak door to:

Living Room

13'11" x 12'12" (4.25 x 3.96)

UPVC double glazed window to the front. Radiator. Chimney breast with tiled fireplace recess. Alcove recesses with built-in cupboards and shelving. Television point. Smoke alarm. Oak door to:

Refitted Kitchen/Dining Room

25'3" x 12' max (7.7 x 3.66 max)

Kitchen Area

Two UPVC double glazed windows to the rear. Radiator. Range of shaker style base and drawer units with metro tiled splash-backs and wood effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Integrated dishwasher and fridge/freezer. Wood effect ceramic tiled flooring and inset ceiling spotlights. Smoke alarm. Oak door to the utility. Oak door to large understairs storage cupboard.

Dining Area

UPVC double glazed window to the front. UPVC double glazed windows and French doors to the side. Atrium roof window. Radiator. Wood effect ceramic tiled flooring and inset ceiling spotlights. Door to the front.



Utility Room

Radiator. Built-in utility cupboard housing Worcester Bosch combi boiler (fitted 2019). Plumbing for washing machine and space for dryer over. Wood effect ceramic tiled flooring. Oak door to:

Cloakroom

Obscured UPVC double glazed window to the rear. Two piece white suite comprising wash hand basin and dual flush w/c. Wood effect ceramic tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to part boarded loft space. Inset ceiling spotlights. Oak doors off.

Bedroom One

9'3" x 9'6" (2.82 x 2.90)

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

Bedroom Two

9'5" x 8'2" (2.87 x 2.50)

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

Bedroom Three

8'4" x 7'7" (2.55 x 2.30)

UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with metro tiled surrounds

comprising panelled bath with monsoon shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and dual flush w/c. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Path to the front door with stone porch over and entrance light. Areas laid to loose stone chippings and borders with a variety of plants and shrubs. Path leading to the rear garden.

To The Rear/Side

Good sized enclosed garden with private aspect comprising area laid to loose stone chippings, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Storage area for bins etc. Sizable uncultivated area which has been considered by the sellers for future development potential or the creation of a significant area for parking (subject to planning). All enclosed by fencing.

Parking

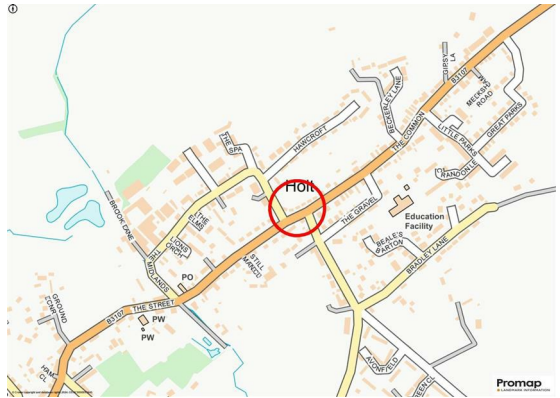
Space for up to two vehicles to be parked in tandem, at the bottom of the garden. Accessed from The Midlands.



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



Total area: approx. 82.3 sq. metres (885.6 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.