

20 Avonvale Road Trowbridge BA14 8QS

A fantastic opportunity to purchase a beautifully presented and extended three bedroom, detached family home situated in a popular residential location close to town centre, primary school, cinema complex and railway station. Recently refurbished & finished to a high specification, this spacious property features stunning kitchen/family/dining room with shaker style kitchen and bi-fold doors onto gardens, living room with wood burning stove, utility/boot room, cloakroom and four piece family bathroom. Additional features include potential to extend (subject to PP), double glazing, gas central heating, large enclosed corner plot garden, garage and driveway providing off road parking for 3-4 vehicles. Early viewing is highly recommended. Vendor suited with no onward chain.

Guide Price £370,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Dual aspect with UPVC double glazed window to the front and double glazed window to the rear. Contemporary vertical radiator and additional radiator. Stairs to the first floor. Wood effect flooring, picture rail and inset ceiling spotlights. Smoke alarm. Doors off and into:

Living Room

19'10 x 13'3 (6.05m x 4.04m)

Dual aspect with UPVC double glazed window to the front and double glazed window to the rear. Feature fireplace with wood mantle, tiled surrounds and hearth; and wood burning stove inset. Feature panelled wall. Television point. Glazed double doors to the:

Kitchen/Dining/Family Room

25'2 x 14'1 (7.67m x 4.29m)

Double glazed window to the rear. Double glazed bi-fold doors to the side. Two contemporary vertical radiators. Extensive range of shaker style wall, base, drawer and larder units with tiled splash backs and quartz work surfaces. Large breakfast island with Belfast sink. Stainless steel range cooker with extractor over. Integrated dishwasher, fridge and freezer. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Television point. Space for dining table and sofa.

Utility/Boot Room

11'3 x 5'10 (3.43m x 1.78m)

Base mounted unit with square edge work surface. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wood effect flooring. Space for coats etc. UPVC double glazed door to the side.

Cloakroom

UPVC double glazed window to the rear. Modern two piece white suite comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring and panelling.

FIRST FLOOR

Landing

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

Bedroom One

13'5 x 10'11 (4.09m x 3.33m)

UPVC double glazed window to the front. Radiator.

Bedroom Two

13'5 x 8'8 (4.09m x 2.64m)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

7'7 x 6'0 (2.31m x 1.83m)

UPVC double glazed window to the front. Radiator. Built-in high level cupboard with shelving.

Refitted Family Bath & Shower Room

Obscured UPVC double glazed windows to the rear and side. Black towel radiator. Modern four piece white suite with part tiled surrounds and brushed copper sanitary ware, comprising freestanding bath, shower cubicle with rainfall shower over, additional shower attachment and doors enclosing, circular wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Steps to the front door with entrance lights. Gravel and block paved driveway providing off road parking for 3-4 vehicles. Door to the side passageway.

To The Rear

Large enclosed corner plot garden comprising large patio area to the immediate rear and large area laid to lawn and raised beds with walling enclosing. Outside tap. All enclosed by fencing.

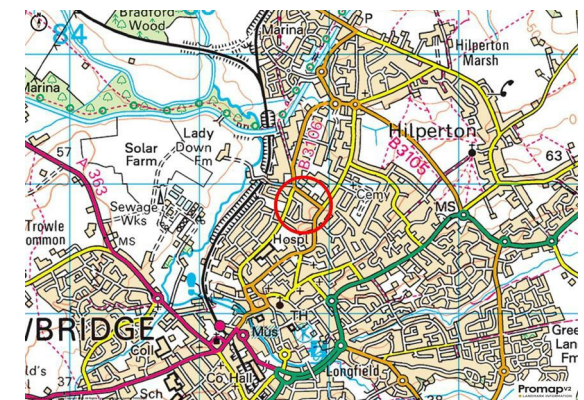
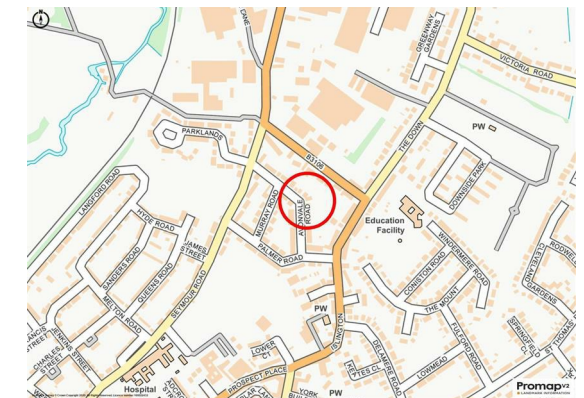
Garage

18'2 x 7'10 (5.54m x 2.39m)

Up and over door to the front. Door to the side.



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




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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.