



2 Westbourne Gardens Trowbridge BA14 9AW

A beautifully refurbished and stunning example of a large stone faced Victorian villa situated within the very well regarded conservation area of Westbourne Gardens close to secondary schools, park, railway station and town centre. The spacious interior boasts large original tiled entrance hall, two large reception rooms with feature fireplaces, large kitchen/dining room with modern fitted kitchen with solid wood work surfaces and integrated Neff appliances, refitted family bathroom, five bedrooms, newly installed en-suite shower room to master bedroom, plush carpets, modern central heating and electrical systems. The property still boasts many of its original features, driveway for at least five vehicles, EV charging point, single garage/store with power and light, and well-tended private garden stocked with a variety of exotic trees and plants including a Corsican Pine. Viewing is highly recommended to appreciate the quality of finish, period charm, spacious accommodation and good sized gardens this fantastic family home is able to offer. Vendor suited with no chain.

Offers Over £550,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part double glazed panelled door to the front with transom window over. Radiator. Stairs to the first floor with small cupboard under. Original tiled flooring, dado rail, archway picture rail and coving. Panelled doors off and into:

Living Room

13'10" x 11'8" (4.22 x 3.56)

Dual aspect with two arched sash windows to the front and UPVC double glazed window to the side. Radiator. Feature fireplace with tiled hearth, wood mantle and cast iron surrounds. Wood effect flooring, picture rail, coving and ceiling rose. Television point.

Dining/Family Room

14'12" x 14'5" max (4.56 x 4.40 max)

Dual aspect with sash window to the rear and UPVC double glazed bay to the side with door leading to gardens. Radiator. Feature fireplace with tiled hearth, wood mantle and cast iron surrounds. Alcove with decorative shelving unit. Wood effect flooring, picture rail, coving and ceiling rose.

Kitchen/Dining Room

22'5" x 10' (6.84 x 3.05)

Dining Area

UPVC double glazed door to the conservatory with decorative leaded transom window. Radiator. Wood flooring and part tiled wall. High level cupboard.

Kitchen Area

Two UPVC double glazed windows to the side. Extensive range of modern shaker style wall, base and drawer units with under cupboard lighting, tiled splash-backs and solid wood work surfaces. Ceramic one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in Neff four-ring induction hob with stainless steel extractor over. Built-in high level Neff electric double oven and warming drawer. Integrated Bosch dishwasher and Neff fridge/freezer. Travertine stone tiled flooring and inset ceiling spotlights. Smoke alarm. Panelled door to the utility room.

Conservatory

17'2" x 7'12" (5.23 x 2.43)

UPVC double glazed and brick construction with French doors to the side leading onto gardens. Radiator. Tiled effect vinyl flooring and wall light.

Utility Room

9'6" x 6'11" (2.89 x 2.10)

Two UPVC double glazed windows to the side. Radiator. Modern shaker style base units with tiled splash-backs and wood effect work surface. Stainless steel one and a half bowl sink drainer unit with swan neck mixer tap. Plumbing for washing machine and space for dryer. Travertine stone tiled flooring and inset ceiling spotlights. Panelled door to the garage/store room. Panelled door to walk-in storage cupboard with shelving, hanging rail and inset ceiling spotlights. Panelled door to the:

Cloakroom

Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Travertine stone tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Balustrade. Two radiators. Dado rail. Smoke alarms. Panelled door enclosing stairs to the attic room/bedroom four. Panelled doors off and into: under stairs cupboard.

Bedroom One

13'9" x 12'2" (4.18 x 3.72)

Three arched sash windows to the front with stone mullion. UPVC double glazed window to the side. Feature fireplace with slate hearth, wood mantle and cast iron surrounds. Picture rail. Panelled door to the:

En Suite Shower Room

Part obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising large shower cubicle with mains rain-fall shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Polished granite tiled flooring and inset ceiling spotlights.

Bedroom Two

12'10" x 12'1" (3.90 x 3.69)

Dual aspect with UPVC double glazed windows to the rear and side. Radiator. Built-in double and single wardrobes with panelled doors enclosing. Decorative panelling and picture rail. Transom window over door.

Bedroom Three

12'3" x 10'3" (3.73 x 3.12)

UPVC double glazed bay window to the rear. Radiator.

Bedroom Five

11'3" x 7'5" (3.44 x 2.27)

UPVC double glazed window to the side. Radiator. High level internal window.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Polished granite tiled flooring and inset ceiling spotlights. High level internal window.

SECOND FLOOR

Attic Room/Bedroom Four

17'4" x 12'4" (5.28 x 3.75)

UPVC double glazed window to the side. Two radiators. Balustrade. Inset ceiling spotlights. Smoke alarm. Access to loft space. Access to eaves storage.

EXTERNALLY

To The Front

Stone pillars with gate onto path leading to the front door with entrance light. Area laid to lawn with borders with a variety of plants and shrubs. Gate to the main garden. Additional outside light. Enclosed by hedgerow and walling.

Gardens

Well tended and established private gardens mainly laid to lawn with gravel pathway leading to patio area, and stocked with a variety of mature trees and shrubs including Corsican Pine and other exotic species. Garden shed. All enclosed by hedgerow and fencing with gate leading to driveway.

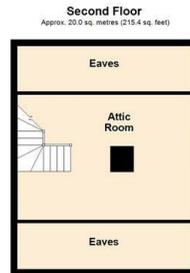
Garage/Store Room & Driveway

12'8" x 11'1" (3.87 x 3.39)

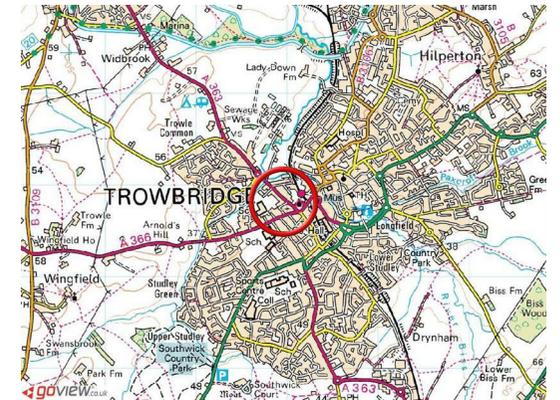
Insulated double doors to the front. Personal door to the front. Power and lighting. Wall mounted Worcester combi boiler. Panelled door to the utility room. Gravel driveway to the front providing off road parking for several vehicles. EV charging point. (Accessed via Bradford Road)



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



Total area: approx. 194.7 sq. metres (2095.5 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.