



11 Holyrood Close Trowbridge BA14 0JT

A well presented and upgraded detached bungalow tucked away within the highly regarded Holyrood Close cul-de-sac in the popular Silver Street Lane area close to bus route, shop, fields and Southwick countryside park. The neutrally presented and spacious interior features living room, dining room, conservatory, fitted kitchen, three double bedrooms, refitted shower room & cloakroom. Additional features include useful 44ft loft space, UPVC double glazing, gas central heating with modern Vaillant combi boiler (2017), bonded driveway providing plenty of parking, large garage, store and south-west facing gardens with private aspect. Viewing is highly recommended. Offered for sale with no onward chain.

Guide Price £425,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed doors to the front. Tiled flooring. Glazed doors to the:

Hallway

Three radiators. Smoke alarm. Wood effect flooring and inset ceiling spotlights. Access to large loft space approx. 44ft in length with windows to front and rear, Velux window to the side and fold-down ladder. Cloak cupboard and airing cupboard housing Vaillant combi boiler (2017) and shelving. Obscured UPVC double glazed door to the side. Alarm control panel. Panelled doors off and into: garage.

Living Room

13'9" x 13'5" (4.20 x 4.10)

UPVC double glazed window to the rear. Two radiators. Feature fireplace with contemporary wood burner and marble hearth. Television point. Coving and inset ceiling spotlights. Opening to the:

Dining Room

13'9" x 10'10" (4.20 x 3.30)

Radiator. Serving hatch to kitchen. Wood effect flooring, coving and inset ceiling spotlights. UPVC double glazed double doors to the:

Conservatory

12'2" x 9'6" (3.70 x 2.90)

UPVC double glazed and brick construction with glass roof, French doors to the side. Tiled flooring, wall lights and ceiling light and fan.

Kitchen

9'8" x 8'10" (2.95 x 2.70)

UPVC double glazed window to the side. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring electric hob with extractor over. Plumbing for washing machine and dishwasher. Vinyl flooring and inset ceiling spotlights.

Bedroom One

13'9" x 10'6" (4.20 x 3.20)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes and drawers. Coving and inset ceiling spotlights.

Bedroom Two

13'1" x 10'8" max (4.0 x 3.25 max)

UPVC double glazed window to the side. Radiator. Inset ceiling spotlights. Double wardrobe included.

Bedroom Three

9'6" x 7'7" (2.90 x 2.30)

UPVC double glazed window to the front. Radiator. Wood effect flooring and inset ceiling spotlights.

Refitted Shower Room

Obscured UPVC double glazed window to the side. Contemporary chrome towel radiator. Modern white suite with fully tiled surrounds comprising walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush.

Built-in cupboards. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Modern white suite with part tiled surrounds comprising wash hand basin with cupboard and drawers under; and w/c with dual push flush. Additional fitted storage cupboard.

EXTERNALLY

To The Front

Gates leading to bonded driveway providing off road parking for several vehicles. Outside light. Well stocked and established borders with a variety of plants and shrubs. Bonded pathway leading to side pedestrian access to the rear.

To The Rear

Enclosed, south-west facing garden with private aspect comprising tiled patio area to the immediate rear, steps down to area laid to lawn, additional paved patio area and well stocked and established borders with a variety of plants, trees and shrubs. Bonded area to the rear of garage and store. All enclosed by walling.

Garage

18'4" x 10'6" (5.60 x 3.20)

Remote electric roller door to the front. Power and lighting. Consumer unit. UPVC double glazed door to the rear.

Store

13'9" x 6'3" (4.20 x 1.9)

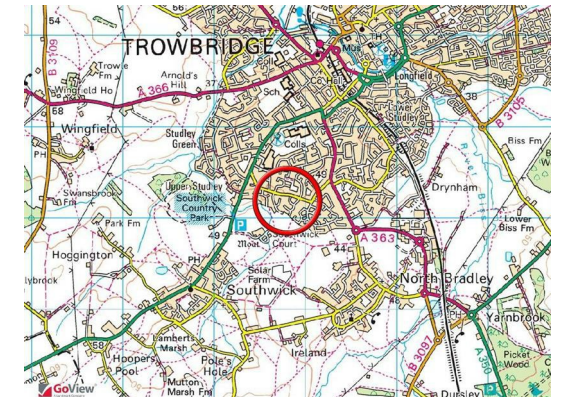
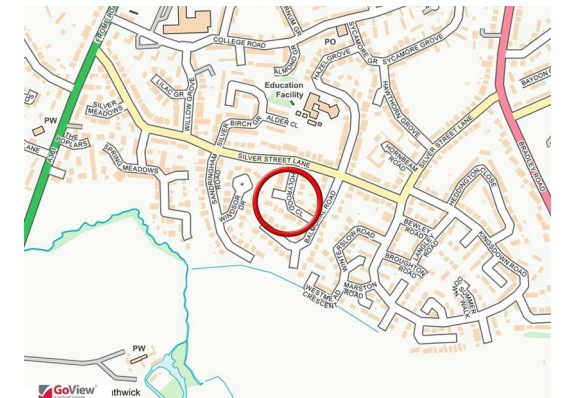
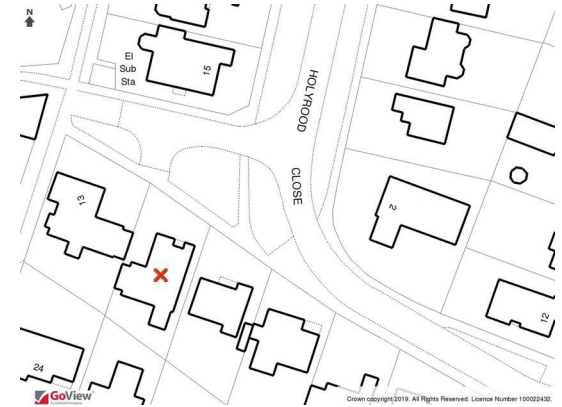
UPVC double glazed windows and doors to the front and rear.



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



Total area: approx. 138.8 sq. metres (1494.4 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.