



2 The Butts

Steeple Ashton Trowbridge BA14 6ES

A fantastic opportunity to purchase a large, four bedroom, executive style, detached family home situated with the highly regarded village of Steeple Ashton close to Gothic church, pub, recreation ground and community shop. The property boasts great potential to extend (subject to P.P) stunning dual aspect living room with open fire and study off, family room, kitchen/dining room, utility room, family bathroom & en suite to master bedroom. External features include large south-west facing walled gardens, attached double garage and driveway for at least two vehicles. Viewing is highly recommended.

Offers Over £615,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part double glazed, solid oak wood door to the front. Mat-well. UPVC double glazed port hole window to the front. Radiator. Stairs to the first floor with storage recess under. Wood effect flooring. Smoke alarm. Doors off and into:

Cloakroom

UPVC double glazed port hole window to the front. Radiator. Two piece white suite with tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring.

Living Room

18'2" x 14'5" (5.55 x 4.40)
Dual aspect with UPVC double glazed windows to the front with stone mullions and secondary glazed windows to the rear with stone mullion. Two radiators. Feature open fireplace with wood mantle and marble surrounds. Television point. Under stairs recess. Glazed door to the rear with secondary glazing. Opening to the:

Study Area

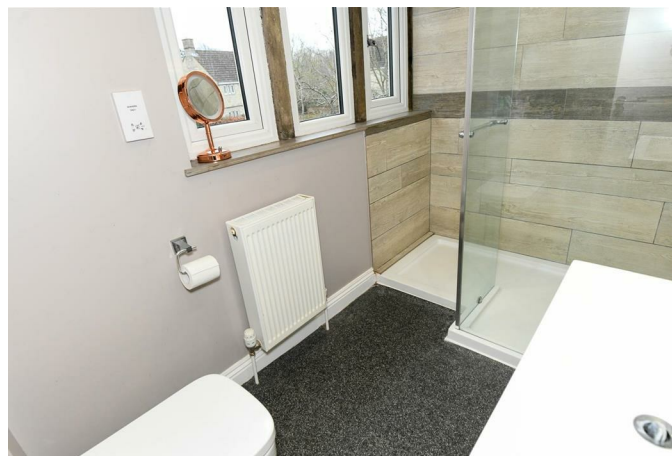
8'11" x 8'0" (2.72 x 2.45)
Secondary glazed window to the rear. Radiator.

Family Room

12'2" x 9'4" (3.72 x 2.86)
UPVC double glazed windows to the front with stone mullions. Radiator. Inset ceiling spotlights. Opening to the:

Kitchen/Dining Room

17'8" x 9'3" (5.39 x 2.83)
Window to the rear with secondary glazing. Radiator. Range of modern shaker style wall, base and drawer units with marble work tops and tiled splash-backs. Ceramic 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. Space for fridge/freezer. Space for dining table. Vinyl flooring and inset ceiling spotlights. Door to the:



Utility Room

8'8" x 8'4" (2.66 x 2.55)

UPVC double glazed window and door to the rear. Radiator. Modern shaker style base units with marble effect work tops and tiled splash backs. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for additional appliance. Vinyl flooring. Central heating controls. Door to the double garage.

FIRST FLOOR

Landing

Balustrade. Access to loft space. Smoke alarm. Doors off and into: airing cupboard with shelving.

Bedroom One

18'2" x 10'0" (5.55 x 3.06)

Dual aspect with UPVC double glazed windows to the front and side with stone mullions. Two radiators. Two sets of triple wardrobes. Door to the:

Refitted En Suite Shower Room

UPVC double glazed windows to the front with stone mullions. Chrome towel radiator and additional radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower enclosure with mains rainfall shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring and inset LED spotlights. Shaving point. Extractor fan.

Bedroom Two

13'1" x 8'10" (4.00 x 2.70)

Secondary glazed windows to the rear with stone mullions. Radiator.

Bedroom Three

10'7" x 9'0" (3.25 x 2.75)

UPVC double glazed windows to the front with stone mullions. Radiator.

Bedroom Four

9'0" x 7'4" (2.76 x 2.25)

Secondary glazed windows to the rear with stone mullions. Radiator.

Family Bathroom

Secondary obscured glazed window to the rear.

Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c. Vinyl flooring. Shaving point.

EXTERNALLY

To The Front

Paved path to the front door with storm porch over and entrance light. Large area laid to lawn with trees and shrubs; hedgerow and walling enclosing. Double driveway providing off road parking for up to four vehicles.

To The Rear & Side

Large L-shaped south-westerly facing, walled garden comprising large paved patio area to the immediate rear with stone wall enclosing, large area laid to lawn and a variety of trees and shrubs. Garden shed. Oil tank. Outside tap and light. Enclosed by fencing and walling.

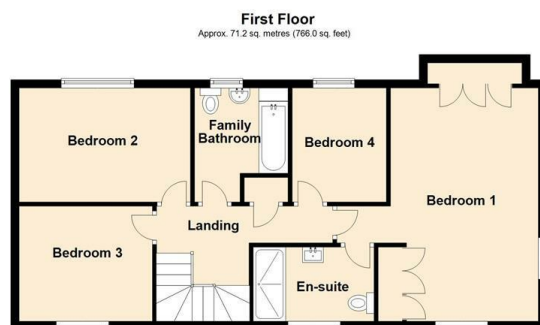
Double Garage

20'4" x 16'9" (6.20 x 5.12)

Two up and over doors to the front. Windows to the side with stone mullion. Power and lighting. Eaves storage. Floor standing oil fired boiler. Door to utility room.



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



Total area: approx. 180.4 sq. metres (1942.1 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.

