



**KINGSTONS**



## **14 Holmeleaze**

**Steeple Ashton Trowbridge BA14 6EH**

A well presented, spacious and updated four bedroom detached family home, in a cul-de-sac location within the sought after village of Steeple Ashton close to pub and community run village shop/café. Accommodation comprises entrance hall, cloakroom, three reception rooms, refitted kitchen, main bedroom with balcony and views across to countryside, refitted family shower room and additional separate w/c. Features include UPVC double glazing, oil fired central heating, good sized enclosed south-west facing garden with private aspect, 18ft garage and driveway providing off road parking. Viewing highly recommended.

**Offers Over £425,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the side. Radiator. Telephone point. Coving. Stairs to the first floor. Door to the sitting room. Door to the:

### Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Pedestal wash hand basin and w/c. Wood effect vinyl flooring and coving.

### Sitting Room

13'0 x 8'11 (3.96m x 2.72m)  
UPVC double glazed window to the front. Radiator. Coving. Door to the kitchen. Opening to the:

### Living Room

18'3 x 11'1 (5.56m x 3.38m)  
UPVC double glazed window to the front. Radiator. Feature fireplace with electric fire. Television point. Coving. UPVC double glazed sliding patio doors to the rear.

### Refitted Kitchen

13'0 x 8'11 min (3.96m x 2.72m min)  
UPVC double glazed window to the rear. Radiator. Range of modern wall, base and drawer units with contrasting rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with glass splash-back and extractor hood over. Space for fridge. Plumbing for washing machine. Tiled effect vinyl flooring, coving and inset ceiling spotlights. Rear lobby area with UPVC double glazed door to the rear. Telephone point. Door to the:

### Dining Room

16'5 x 9'6 (5m x 2.9m)  
UPVC double glazed windows to the rear and side. Radiator. Coving. Door to the garage.

## FIRST FLOOR

### Landing

Radiator. Smoke alarm. Access to loft space. Coving. Doors off and into: airing cupboard.

### Bedroom One

18'11 x 9'1 (5.77m x 2.77m)

UPVC double glazed window to the front. UPVC double glazed window and door to the rear leading onto balcony with views across to countryside. Radiator. Range of built-in bedroom furniture including wardrobes, cupboards and drawers. Coving. Access to loft space.

### Bedroom Two

13'5 x 9'0 (4.09m x 2.74m)

UPVC double glazed window to the front. Radiator. Coving.

### Bedroom Three

10'0 x 9'0 (3.05m x 2.74m)

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

### Bedroom Four

9'2 x 9'0 max (2.79m x 2.74m max)

UPVC double glazed window to the front. Radiator. Built-in cupboard. Coving.

### Refitted Family Shower Room

Obscured UPVC double glazed window to the rear. Electric fan heater. Modern three piece white suite comprising large walk-in shower enclosure with aqua-board surrounds, electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern. Vinyl flooring. Extractor fan.

### Separate W/C

Obscured UPVC double glazed window to the rear. Pedestal wash hand basin and w/c. Vinyl flooring.

## EXTERNALLY

### To The Front

Entrance light. Driveway for two vehicles. Area laid to lawn and a variety of plants and shrubs. Gated side pedestrian access to the rear.

### To The Rear

Good sized enclosed, south-west facing garden with private aspect comprising large paved patio area to the immediate rear, area laid to lawn, additional patio area and well stocked borders with a variety of plants, trees and shrubs. Replacement oil tank (2024) and external oil fired Worcester boiler (2017). Outside tap. All enclosed by fencing. Gated pedestrian access leading onto Gullivers Lane and leading to fields.

### Garage

18'4 x 9'0 (5.59m x 2.74m)

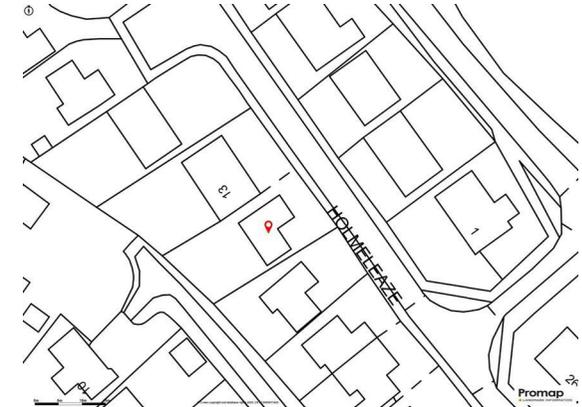
Up and over door to the front. Obscured UPVC double glazed window to the side. Power and lighting. Door to the dining room.



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



Total area: approx. 140.0 sq. metres (1506.7 sq. feet)



**KINGSTONS**  
 Trowbridge Office

5C-5D Fore Street, Wiltshire,  
 BA14 8HD

**Contact**

01225 777720  
 sales@kingstonstrowbridge.co.uk  
 kingstonstrowbridge.co.uk

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.