



## 46 Whiterow Park

Trowbridge BA14 0EQ

A very well presented, recently refurbished and upgraded bay fronted two bedroom end of terrace house situated within a cul-de- sac location within the well regarded Whiterow Park. The property boasts a programme of improvements, plenty of parking 7m x 3m garage and large gardens with summer house. Viewing is highly recommended - vendor suited.

**Offers Over £240,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the side. Obscured stained glass UPVC double glazed window to the front. Radiator. Stairs to the first floor. Doorway to the:

### Living Room

12'4" into bay x 12'0" (3.76 into bay x 3.66)  
UPVC double glazed bay window to the front. Radiator. Feature fireplace with slate hearth and wood burner inset. Wood effect flooring. Television point. Open plan to the:

### Refitted Kitchen/Diner

15'2" x 9'4" (4.62 x 2.84)  
UPVC double glazed windows to the rear and side. Radiator. Range of shaker style wall, base and drawer units with tiled surrounds and square edge work surfaces. Acrylic steel one and a half bowl sink drainer unit with mixer tap. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer and tumble dryer. Breakfast bar. Space for table. Wood effect flooring and inset ceiling spotlights. Cupboard housing boiler. Doorway to the:

### Side Lobby

UPVC double glazed door to the side. Coir matting. Under stairs recess.



## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Access to boarded loft space with light. Panelled doors off and into:

### Bedroom One

12'2" into bay x 12'3" (3.71 into bay x 3.73)  
UPVC double glazed bay window to the front with window seat with storage. Radiator. Picture rail. Door to walk-in cupboard.

### Bedroom Two

9'5" x 8'1" (2.87 x 2.46)  
UPVC double glazed window to the rear. Radiator. Picture rail.

### Refitted Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite comprising large shower cubicle with aqua-board surrounds, mains shower and sliding doors enclosing; wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring.

## EXTERNALLY

### To The Front

Tarmac and gravel driveway providing off road parking for several vehicles, with metal double gates leading to continued driveway and garage. Security light.

### To The Rear

Large south-east facing private landscaped garden (approx. 18 months ago) comprising area laid to lawn, gravel pathway to steps and gate leading to large raised garden area laid to gravel. Garden shed.

### Summer House

13'6" x 7'7" (4.12 x 2.32)  
Timber framed. UPVC double glazed windows to the front and side. UPVC double glazed French doors to the front. Power and lighting.

### Workshop

7'7" x 5'10" (2.32 x 1.80)  
Window and door to the front. Power and lighting. Shelving.

### Garage/Workshop

23'9" x 9'5" (7.24 x 2.88)  
Up and over door to the front. Power and lighting. Two work benches, vice and shelving. UPVC double glazed window to the rear. Door to the side. Re-rendered approx. 6 months ago.

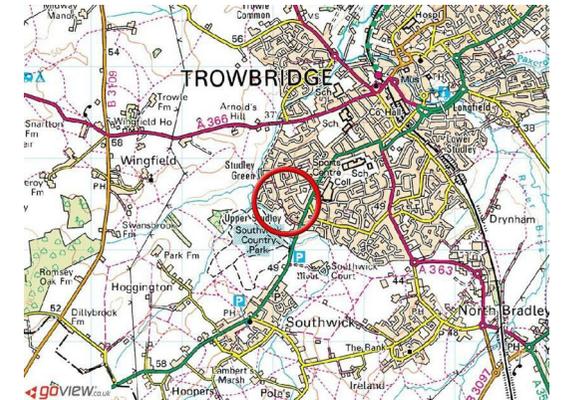
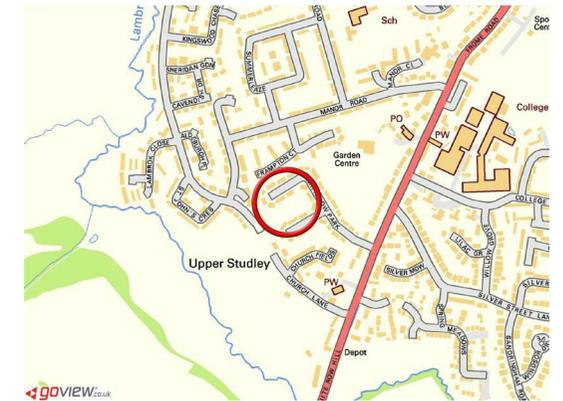
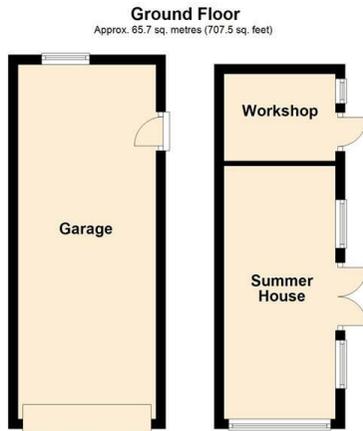
### AGENTS NOTE

The property has undergone the following improvements over the last six years of ownership:

- 1) New Boiler (approximate three years ago)
- 2) New loft insulation (within last five years)
- 3) Reroofed (four years ago)
- 4) New windows and doors (approximately 18 months ago)



Tenure **Freehold**  
 Council Tax Band **B**  
 EPC Rating **C**



  
**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.