



## 59 Whiterow Park

Trowbridge BA14 0EQ

A well presented 1930's three bedroom family home situated within the well regarded tree lined Whiterow Park close to bus stops, schools, shops, college and Southwick Country Park. This spacious and extended property features two reception rooms, well appointed modern kitchen/breakfast room, good sized modern ground floor bathroom, UPVC double glazing and has central heating. External features include block paved driveway, large well tended landscaped garden with private aspect and detached garden room. Internal viewing is highly recommended. Vendor suited. Vendor suited.

**Offers Over £255,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured UPVC double glazed door to the side. Obscured UPVC double glazed window to the front. Stairs to the first floor. Telephone point. Tiled flooring. Part glazed door to the:

### Living Room

12'3" into bay x 12'1" (3.73m into bay x 3.68m) UPVC double glazed bay window to the front with fitted shutters. Two Victorian style radiators. Feature fireplace with tiled hearth and wood mantle. Wood flooring, wall lights and coving. Television and television points. Opening to the:

### Dining Room

9'10" x 9'10" (3.00m x 3.00m) Vertical Victorian style radiator. Wood flooring and coving. Doorway to inner hallway. Opening to the:

### Kitchen/Breakfast Room

14'7" x 10'6" max (4.45m x 3.20m max) UPVC double glazed window and French doors to the rear. Range of modern wall, base and drawer units with metro tiled surrounds and wood effect rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and five-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Recess for American style fridge/freezer. Breakfast bar. Tiled effect flooring and inset ceiling spot lights. Smoke alarm.



### Inner Hallway

Wood flooring. Panelled door to under stairs cupboard. Wall mounted Ideal combi boiler. Coat hanging space. Panelled door to the:

### Family Bathroom

Obscured UPVC double glazed door to the side. Chrome towel radiator. Three piece white with part tiled surrounds comprising large bath with with electric shower over and screen enclosing, pedestal wash hand basin and w/c. Tiled flooring. Extractor fan.

### FIRST FLOOR

#### Landing

Obscured UPVC double glazed window to the side. Access to loft space. Smoke alarm. Panelled doors off and into:

#### Bedroom One

12'4" into bay x 12'2" (3.76m into bay x 3.71m)

UPVC double glazed bay window to the front. Victorian style radiator. Television point. Large alcove for wardrobe. Wood effect flooring.

#### Bedroom Two

9'8" x 8'1" (2.95 x 2.46 (2.94 x 2.47))

UPVC double glazed window to the rear. Victorian style radiator. Television point.

#### Bedroom Three

7'0" x 6'5" (2.13m x 1.96m)

UPVC double glazed window to the rear. Victorian style radiator.

### EXTERNALLY

### To The Front

Block paved double driveway to the front providing off road parking for three vehicles. Gated side pedestrian access leading to side courtyard area and rear garden. Enclosed by fencing and walling.

### To The Rear

Good sized enclosed garden with private aspect comprising large paved patio area to the immediate rear, areas laid to lawn, paved pathway leading to large decked area; and a variety of plants, trees and shrubs. Lighting. Fencing and walling enclosing.

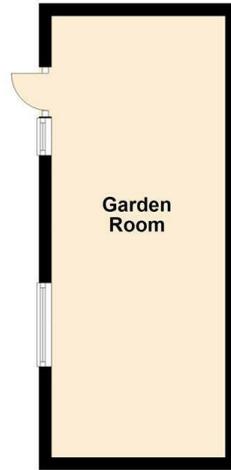
### Garden Room/Workshop

23'5" x 9'3" (7.14 x 2.82)

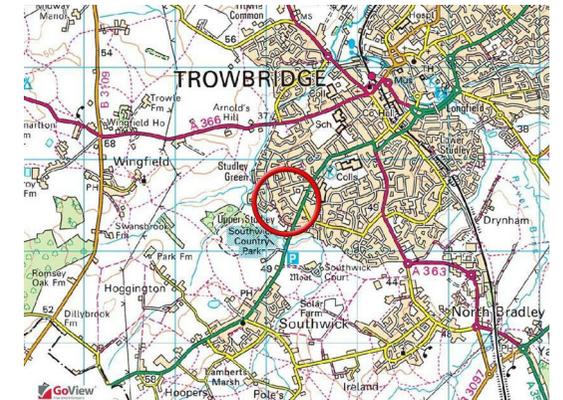
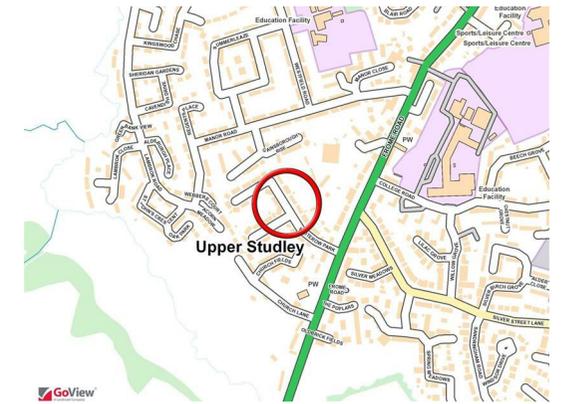
UPVC double glazed door to the side. Two UPVC double glazed windows to the side. Inset ceiling spotlights and power points. Fuse box.



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



Total area: approx. 73.4 sq. metres (789.8 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.