



15 Springfield Park

Trowbridge BA14 7HT

This chain-free four bedroom, two shower room, detached chalet bungalow is not only a particularly high specification but is also located in a premier part of town. Extensively refurbished since 2020 to include new kitchen and bathroom, complete central heating replacement (boiler, pipework etc.), upgraded electrics and a block paved driveway, amongst many other improvements. The property offers four bedrooms over ground and first floors, sitting room, sun room onto a private rear garden, study, kitchen, utility room, ground and first floor shower rooms. Outside there is extensive driveway parking, attached garage and attractive private rear garden.

Guide Price £485,000





ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

Entrance Hall

Coat cupboard, access to all ground floor accommodation.

Sitting Room

17'5" x 13'0" (5.30m x 3.95m)
PVCu double glazed window to side, feature fireplace with granite hearth, laminate flooring, radiator.

Garden/Dining Room

18'0" x 8'2" (5.50m x 2.50m)
Full width glazing with PVCu double glazed patio doors onto rear garden, laminate flooring, radiator.

Kitchen/Dining Room

11'9" x 12'10" (3.58m x 3.90m)
Superbly refitted with a comprehensive range of wall and base units, sink unit, integrated Neff double oven and hob with extractor hood over, integrated dishwasher and refrigerator, laminate flooring.



Utility Room

PVCu double glazed window to rear, plumbing for washing machine, space for fridge/freezer and tumble drier, fitted with wall and base units to match kitchen, laminate flooring.

Bedroom 1

12'10" x 12'1" (3.90m x 3.68m)
PVCu double glazed window to front, built-in wardrobes, radiator.

Bedroom 2

10'8" x 11'0" (3.26m x 3.36m)
Dual aspect with PVCu double glazed windows to front and side, radiator.

Shower Room

Luxuriously refitted suite of large walk in shower, wash hand basin in vanity surround with cupboards under and WC with enclosed cistern, chrome towel radiator, tiled flooring with electric underfloor heating.

Study Hallway

7'10" x 12'1" (2.40m x 3.68m)
PVCu double glazed window to side, storage cupboard, stairs to first floor with study space under.

FIRST FLOOR

Landing

Velux window, access to eaves.

Bedroom 3

12'6" x 9'10" (3.80m x 3.00m)
Velux window to side, radiator.

Bedroom 4

8'2" x 9'10" (2.48m x 3.00m)
Velux window to side, access to large eaves storage with approx. 2020 fitted gas boiler and pressurised hot water cylinder.

Shower Room

Suite comprising shower cubicle, wash hand basin with cupboards under and WC with enclosed cistern, wall and floor tiling, radiator.

EXTERNALLY

Front

Extensive 2020 installed block paved driveway, Cerney gravel, planting, side access to rear garden.

Rear

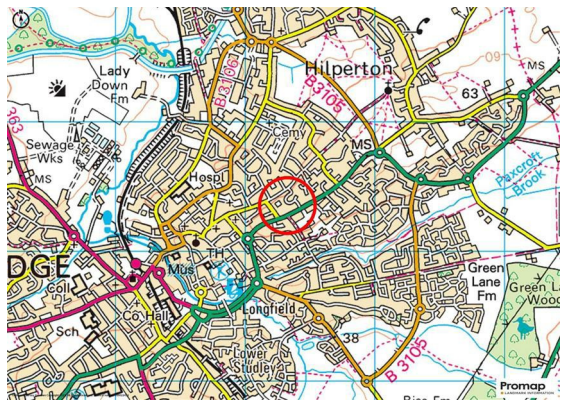
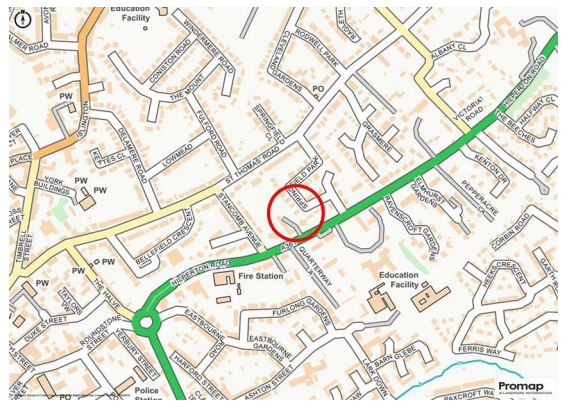
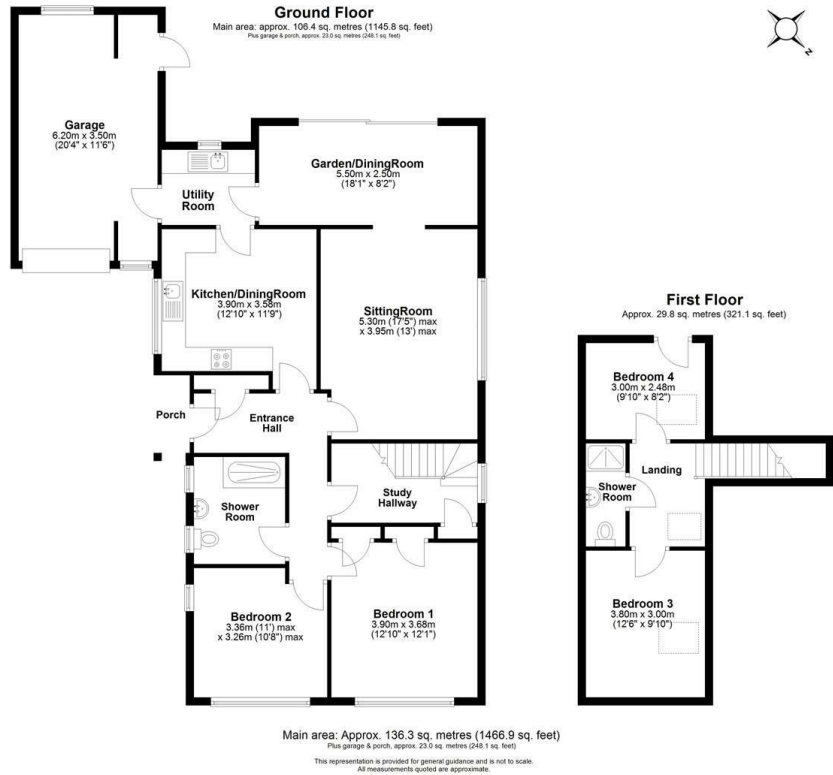
Private and attractive area of lawn, planting, timber deck.

Garage

20'4" x 11'6" (6.20 x 3.50)
Windows to front and rear, up and over door to front, power and light connected, doors into property and rear garden.



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



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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.