



75 Beech Grove

Trowbridge BA14 0HQ

A well presented and extended four bedroom family home situated on the popular college estate backing onto Clarendon playing fields, close to shop, gardens centre/café, schools and college. Spacious accommodation comprises entrance porch and hall, living room open plan to family room, 7m refitted kitchen/dining room, cloakroom, four good sized bedrooms and modern family bathroom. Benefits include UPVC double glazing, gas central heating, good sized enclosed garden with private aspect and block paved driveway providing off road parking for 3-4 vehicles. Viewing highly recommended.

Offers Over £290,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed and brick construction with door to the front. Tiled flooring and wall light. UPVC double glazed door to the:

Entrance Hall

Stairs to the first floor. Tiled flooring. Smoke alarm. Doors off.

Living Room

17'10" x 12'9" (5.45 x 3.90)

UPVC double glazed window to the front. Radiator. Feature marble fireplace with living flame gas fire inset. Wall lights and coving. Television point. Door to the kitchen/dining room. Opening to the:

Family Room

11'9" x 7'11" (3.60 x 2.42)

UPVC double glazed French doors to the rear. Radiator. Wall lights.

Kitchen/Dining Room

25'7" x 13'3" max (7.80 x 4.06 max)

Triple aspect with UPVC double glazed windows to the front, rear and side. Radiator. Range of modern wall, base, drawer and larder units with marble work surfaces and upstands. Inset stainless steel sink with mixer tap and engraved drainer. Built-in high level stainless electric oven and microwave oven. Built-in stainless steel four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Integrated wine fridge. Space for dryer and fridge/freezer. Space for table. Built-in run of storage cupboards with sliding doors enclosing. Tiled flooring and inset ceiling spotlights. Under stairs storage cupboard. UPVC double glazed door to the side. Enclosed Vaillant gas central heating boiler. Door to the:



Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Wash hand basin with dual push flush and w/c. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Wood effect flooring. Access to loft space. Smoke alarm. Doors off and into: linen cupboard.

Bedroom One

11'1" x 11'0" max (3.38 x 3.37 max)
UPVC double glazed window to the front. Radiator. Built-in cupboard. Built-in run of wardrobes with sliding doors enclosing. Television point. Wood effect flooring.

Bedroom Two

11'8" x 9'6" (3.56 x 2.92)
UPVC double glazed window to the front. Radiator. Built-in cupboard. Airing cupboard housing hot water tank and shelving. Wood effect flooring.

Bedroom Three

11'9" x 7'9" (3.60 x 2.38)
UPVC double glazed windows to the rear and side. Radiator. Wood effect flooring.

Bedroom Four

9'3" x 7'6" (2.82 x 2.30)
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with Mira electric shower over, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Alcove with shelving. Mirrored cabinet. Wall mounted cupboard.

EXTERNALLY

To The Front

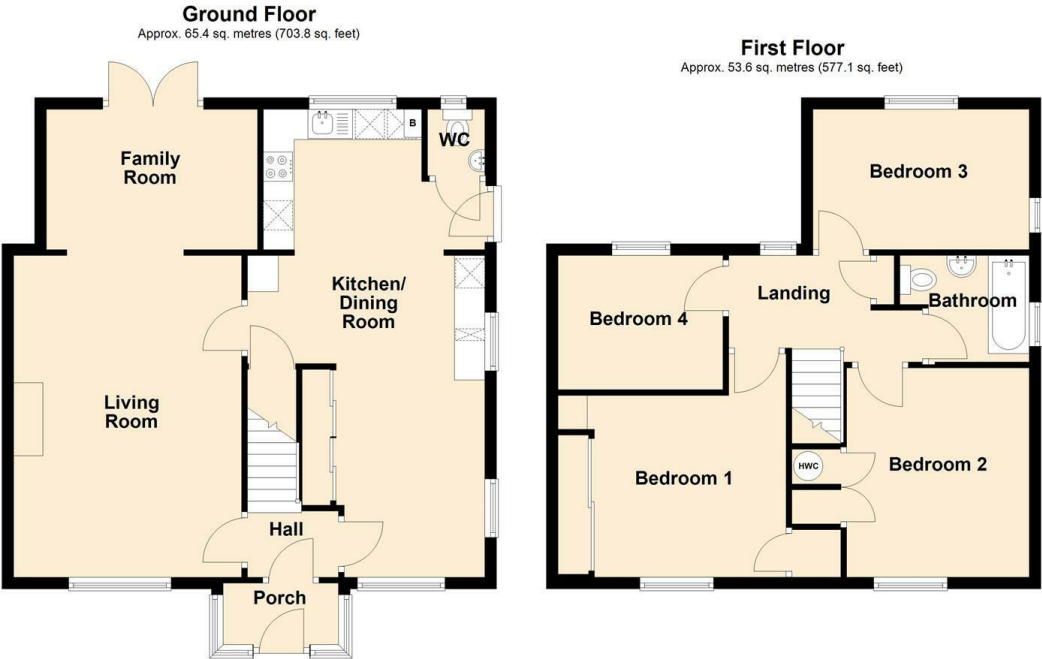
Block paved driveway providing off road parking for 3-4 vehicles. Gated side pedestrian access to the rear. Enclosed by walling.

To The Rear

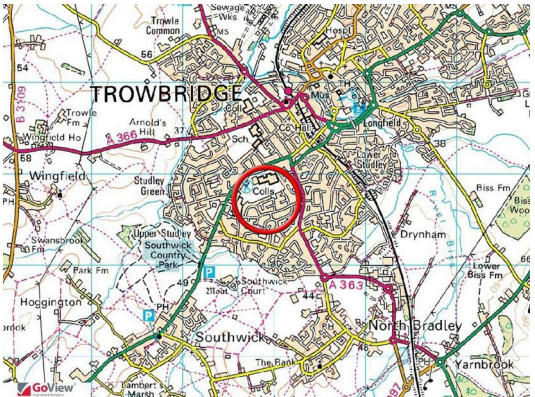
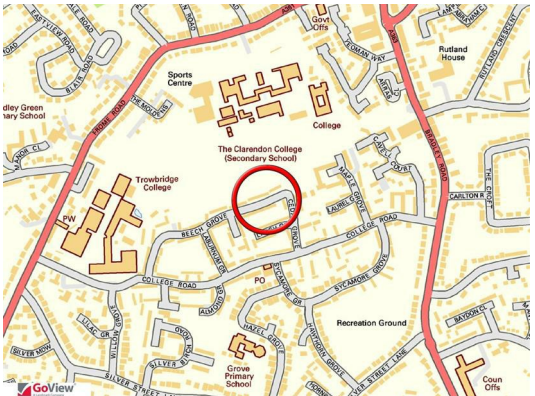
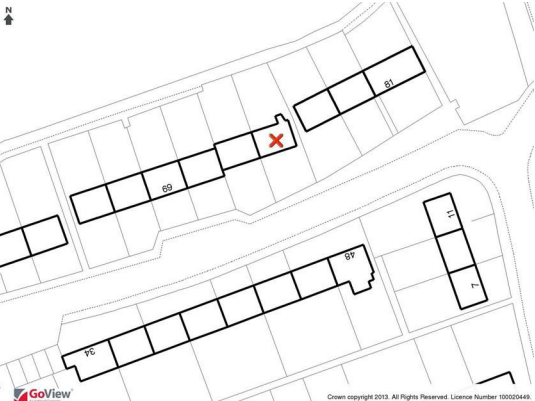
Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, well stocked borders with a variety of plants, trees and shrubs, and deck area. Three garden sheds. External tap and light. All enclosed by fencing.



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



Total area: approx. 119.0 sq. metres (1280.9 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.