



**KINGSTONS**

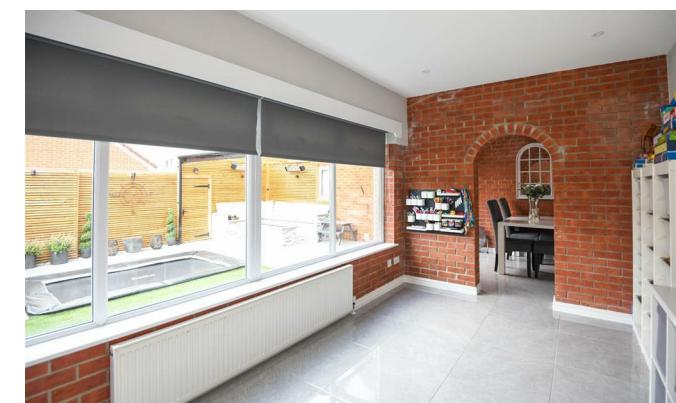


## 2 Alnwick Road

Trowbridge BA14 6FQ

A beautifully presented and spacious family home situated on the well regarded Castle Mead development close to woodland and countryside walks, two highly regarded primary schools, open parkland, play park, Green Lane Wood and shops. Extended and updated accommodation comprises entrance hall, living room, family room, dining room, kitchen/breakfast room, refitted cloakroom, main bedroom with built-in wardrobes, dressing room and refitted en suite; three further bedrooms and refitted family bathroom. Features include good sized enclosed, low maintenance landscaped garden with private, west facing aspect and large covered seating area and brick built BBQ; garage/store, home office and driveway providing off road parking. Vendor suited with no onward chain. Early viewing highly recommended.

**Offers Over £400,000**





## ACCOMMODATION

All measurements are approximate.

### Entrance Hall

Double glazed, composite door to the front. Radiator. Smoke alarm. Thermostat. Tiled flooring and inset ceiling spotlights. Stairs to the first floor with cupboard under. Door to the cloakroom. Archways to living room and kitchen.

### Living Room

18'6 x 9'2 (5.64m x 2.79m)  
UPVC double glazed window to the front with fitted shutters. Radiator. Media wall with display shelving. Wood effect LVT flooring, coving and inset ceiling spotlights. Opening to the:

### Family Room

15'5 x 8'11 (4.7m x 2.72m)  
Large UPVC double glazed window to the rear. Radiator. Tiled flooring and inset ceiling spotlights. Smoke alarm. Archway to the:

### Dining Room

8'11 x 8'6 (2.72m x 2.59m)  
UPVC double glazed French doors to the rear. Radiator. Tiled flooring and inset ceiling spotlights. Opening to the:

### Kitchen/Breakfast Room

18'7 x 8'2 (5.66m x 2.49m)  
UPVC double glazed window to the front with fitted shutters. Radiator. Extensive range of wall, base, drawer and larder units with work surfaces. Acrylic single sink drainer unit with mixer tap. Seven burner Range Master cooker with extractor over. Integrated dishwasher and fridge/freezer. Cupboard with space and plumbing for washing machine. Breakfast bar. Tiled flooring and inset ceiling spotlights. Archway to the hall.

### Refitted Cloakroom

Anthracite towel radiator. Two piece white suite with fully tiled surrounds comprising contemporary wash hand basin and w/c with enclosed cistern and dual push flush. Illuminated recessed shelving. Tiled flooring and inset ceiling spotlights. Fuse box. Extractor fan. Built-in mirror.

## FIRST FLOOR

### Landing

Balustrade. Smoke alarm. Access to fully boarded loft space with ladder. Inset ceiling spotlights. Doors off and into:

### Bedroom One

15'7 x 8'3 (4.75m x 2.51m)

Built-in run of wardrobes. Inset ceiling spotlights. Door to the en suite. Opening to the:

### Dressing Room

8'9 x 5'1 (2.67m x 1.55m)

UPVC double glazed window to the rear with fitted shutters. Double glazed Velux window. Radiator. Two sets of built-in wardrobes. Inset ceiling spotlights.

### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front with fitted shutters. Anthracite towel radiator.

Three piece white suite with fully tiled surrounds comprising large shower cubicle with mains rainfall shower over, additional shower attachment and door enclosing, circular wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Electric toothbrush charging port. Built-in mirror.

### Bedroom Two

15'7 x 8'6 (4.75m x 2.59m)

UPVC double glazed window to the rear with fitted shutters. Radiator. Built-in wardrobes. Coving and inset ceiling spotlights.

### Bedroom Three

10'7 x 8'4 (3.23m x 2.54m)

UPVC double glazed window to the front with fitted shutters. Radiator. Built-in wardrobes. Coving and inset ceiling spotlights.

### Bedroom Four

8'9 x 7'10 (2.67m x 2.39m)

UPVC double glazed window to the rear with fitted shutters. Radiator. Coving and inset ceiling spotlights.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the front

with fitted shutters. Anthracite towel radiator. Three piece white suite with fully tiled surrounds comprising spa bath with pull out shower attachment, wash hand basin with cupboards under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Electric toothbrush charging port. Built-in mirror.

## EXTERNALLY

### To The Front

Gate and path to the front door with storm porch over and entrance light. Areas laid to loose stone chippings. Outside tap and power points. Enclosed by low level walling with railings. Tandem driveway providing off road parking for two vehicles.

### To The Rear

Good sized enclosed, low maintenance landscaped garden with private, west facing aspect comprising 21ft covered patio area with seating, firepit and heaters, continuation of paved patio area, area laid to artificial lawn, sunken trampoline and brick built BBQ. All enclosed by walling and modern fencing with gated rear pedestrian access. UPVC double glazed door to the garage/store and home office.

### Garage/Store

14'1 x 10'9 (4.29m x 3.28m)

Up and over door to the front. Obscured UPVC double glazed door to the side. Power and lighting. Fuse box. Pull-down ladder to boarded eaves storage space. Wall and base mounted units with rolled top work surface. Space for dryer. Carbon monoxide alarm. Sliding door to the:

### Home Office

9'9 x 5'2 (2.97m x 1.57m)

UPVC double glazed window to the side. Work top and wall mounted units. Tiled flooring. Smoke alarm.

### Estate Charge:

£205.76 (paid in May 2025)



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



  
**KINGSTONS**  
Trowbridge Office  
5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**  
01225 777720  
[sales@kingstonstrowbridge.co.uk](mailto:sales@kingstonstrowbridge.co.uk)  
[kingstonstrowbridge.co.uk](http://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.

