



**KINGSTONS**



## 34a Burnett Road

Trowbridge BA14 0QA

A fantastic opportunity to purchase a modern two bedroom house situated near to the well regarded Holbrook primary school, White Horse Business park, town centre and railway station. This well presented property comprises entrance hall, kitchen, dining room open plan to sitting room, cloakroom, main bedroom with mezzanine bedroom area, 2nd bedroom and shower room. Features include UPVC double glazing, gas central heating system with modern combi boiler, enclosed low maintenance rear garden with private south-westerly aspect and driveway providing off road parking. Viewing is highly recommended.

**Offers Over £190,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the side. Fuse box. Smoke alarm. Wood effect flooring. Oak doors off and into: understairs cupboard with light.

### Cloakroom

Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring. Extractor fan.

### Kitchen

9'9 x 7'9 (2.97m x 2.36m)  
UPVC double glazed window to the front. Radiator. Acrylic single sink drainer unit with mixer tap. Range of modern wall, base, drawer and larder units with kick space & under cupboard lighting, tiled splash-backs and square edge work surfaces. Built-in electric oven and four-ring hob with extractor over. Integrated microwave, washing machine and fridge/freezer. Wood effect flooring and inset ceiling spotlights. Enclosed combi boiler. Smoke alarm.

### **Dining Room**

15'4 x 7'10 (4.67m x 2.39m)  
UPVC double glazed window to the side. Radiator. Stairs to the first floor. Wood effect flooring. Smoke alarm. Opening to the:

### **Sitting Room**

8'1 x 7'10 (2.46m x 2.39m)  
UPVC double glazed French doors to the rear. Radiator. Television point. Wood effect flooring and wall light.

## **FIRST FLOOR**

### **Landing**

Obscured UPVC double glazed window to the side. Radiator. Doors off and into: large storage cupboard.

### **Bedroom One**

11'9 x 7'11 (3.58m x 2.41m)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Stairs to:

### **Mezzanine Bedroom Area**

11'4 x 7'10 (3.45m x 2.39m)  
Double glazed Velux window.  
Balustrade. Inset ceiling spotlights.  
Eaves storage cupboards.

### **Bedroom Two**

7'10 x 7'0 MAX (2.39m x 2.13m MAX)  
Obscured UPVC double glazed window to the front. Radiator.

### **Shower Room**

Radiator. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

## **EXTERNALLY**

### **To The Front**

Block paved driveway for one vehicle. Outside light. Gate to covered side passageway leading to the front door and rear garden.

### **To The Rear**

Enclosed, low maintenance rear garden with private south-westerly aspect comprising decked area to the immediate rear, area laid to artificial lawn and raised beds with a variety of plants and shrubs. Large garden shed. Outside lights. Enclosed by fencing.

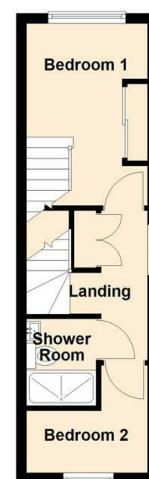


Tenure **Freehold**  
Council Tax Band **A**  
EPC Rating

**Ground Floor**  
Approx. 30.8 sq. metres (331.3 sq. feet)



**First Floor**  
Approx. 21.2 sq. metres (228.5 sq. feet)



**Second Floor**  
Approx. 9.8 sq. metres (105.6 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 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.

