



KINGSTONS

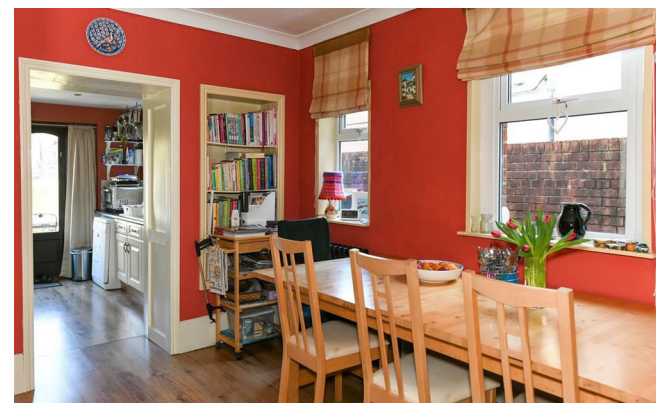
20 Westbourne Road

Trowbridge BA14 0AJ

A well-presented, stone faced, four bedroom Victorian house situated within the well regarded Westbourne Road close to schools, railway station, supermarkets, park and town centre. This deceptively spacious family home boasts two large reception rooms, dining room, kitchen with range cooker, four double bedrooms (two ensuite), family bathroom, uPVC double glazing and gas central heating. The property also features original fire places, tiled and wood floors, wood burning stove, and large enclosed garden with workshop.

Viewing is highly recommended. NO ONWARD CHAIN.

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front with transom window over. Matwell with coir matting. Radiator. Exposed wood flooring, coving, cornicing and inset ceiling spotlights. Stairs to the first floor. Opening to the living room. Door to the:

Family Room

12'0" x 11'10" (3.66 x 3.63)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle and tiled surrounds. Exposed wood flooring and coving. High level shelving. Television point.

Living Room

13'2" x 13'1" (4.02 x 4.00)

UPVC double glazed door to the rear. Radiator. Feature fireplace with granite surrounds and wood burner inset. Alcoves with shelving and wall lights. Television point. Exposed wood flooring and coving. Door to under stairs cupboard. Panelled door to the:

Dining Room

13'4" x 9'10" (4.08 x 3.02)

Two UPVC double glazed windows to the side. Victorian style radiator. Feature fireplace. Two built-in cupboards, one utility cupboard housing plumbing for washing machine, space for dryer and shelving, and one housing Ideal combi boiler. Wood effect flooring, coving and ceiling rose. Smoke alarm. Panelled door to the cloakroom. Opening to the:

Kitchen

13'5" x 9'4" (4.10 x 2.86)

Double glazed French doors and windows to the rear. Two UPVC double glazed windows to the side. Range of wall, base and larder units with tiled splash-backs and rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Range gas cooker with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Wood effect flooring and inset ceiling spotlights.



Cloakroom

Two piece white suite with part panelled surrounds comprising wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Balustrade. Stairs to the second floor. Smoke alarm. Inset ceiling spotlights. Panelled doors off and into: large storage cupboard with shelving.

Bedroom Two

12'0" x 10'7" (3.67 x 3.25)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes with sliding doors enclosing.

Bedroom Three

13'1" x 10'0" (4.00 x 3.05)

UPVC double glazed window to the rear. Radiator. Ceiling light and fan. High level shelving.

Guest/Bedroom Four

9'10" x 9'6" (3.00 x 2.90)

Obscured UPVC double glazed window to both side. UPVC double glazed window to both side. Radiator. Ceiling light and fan. Panelled door to the:

En Suite Lobby

Wardrobe recess with hanging rail and shelving. Opening to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Cork flooring.

Family Bath & Shower Room

Obscured UPVC double glazed window to the front. Victorian style brass heated towel radiator. Heritage style four piece white suite with part panelled and tiled surrounds comprising free standing rolled top bath with shower mixer tap, large shower cubicle with rainfall shower over, additional shower attachment and sliding door

enclosing, pedestal wash hand basin and w/c. Cork flooring, wall lights and coving.

SECOND FLOOR

Landing

UPVC double glazed window to the rear. Smoke alarm. Latched door to:

Bedroom One

18'6" x 17'4" max (5.64 x 5.30 max)

Two UPVC double glazed windows to the rear. Radiator. Built-in corner double wardrobe with hanging rail and shelving. . Access to eaves storage. Inset fish-eye spotlights. Door to the:

En Suite Shower Room

Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and bi-fold door enclosing, wash hand basin and w/c with dual push flush. Cork flooring and inset ceiling spotlights. Extractor fan. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Gate to terracotta tiled courtyard enclosed by walling. Shared side passageway leading to the rear garden.

To The Rear

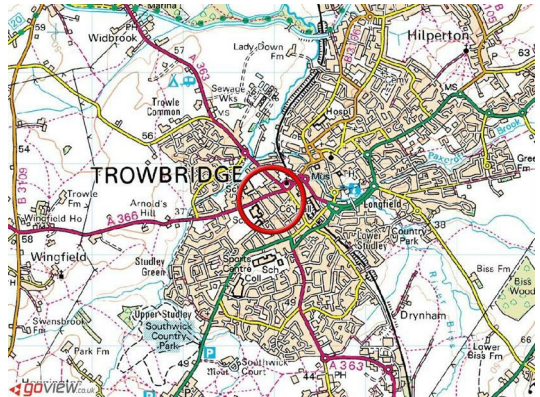
Large enclosed garden comprising large paved patio area to the immediate rear, meandering path leading to large area laid to lawn and well stocked borders with a variety of plants and shrubs. Large hardstanding with garden shed/workshop and covered storage area. Outside tap. All enclosed by fencing and walling.



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



Total area: approx. 153.3 sq. metres (1650.1 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.