



**KINGSTONS**

## 26 Green Lane Trowbridge BA14 7DB

- Large, Extended Detached Family Home, circa 2000sqft, in Highly Regarded & established Area
- Close to Paxcroft School, Bus Stop & Local Shop
- 20ft Kitchen/Breakfast Room
- Cloakroom, En Suite & Bathroom
- Good Sized, Private South Facing Garden
- Easy Reach of Supermarkets, Park, Cinema/restaurant Complex & Town Centre
- Three Reception Rooms
- Four Double Bedrooms & 5th Bedroom/Study
- 42ft Garage/Workshop & Driveway
- No Onward Chain

**Guide Price £375,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Composite double glazed door to the front. UPVC double glazed window to the side. Door to the entrance hall. Sliding door to the:

### Cloakroom

UPVC double glazed window to the front. Radiator. Corner wash hand basin and w/c. Access to loft space.

### Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Coving. Doors off and into:

### Living Room

13'10 x 13'5 (4.22m x 4.09m)

UPVC double glazed window to the front. Radiator. Coving. Television point. Bi-fold doors to the:

### Dining Room

10'9 x 8'11 (3.28m x 2.72m)

Radiator. Coving. Door to the kitchen. Opening to the:

### Family Room

11'5 x 10'8 (3.48m x 3.25m)

Double glazed sliding patio door to the rear. Double glazed roof windows with fitted blinds. Feature fireplace with gas fire. Wood block flooring. Wall lights. Thermostat. Sliding doors to the:



### **Kitchen/Breakfast Room**

22'10 x 9'7 (6.96m x 2.92m)

UPVC double glazed window to the rear. Double glazed roof windows with fitted blinds. Radiator. Extensive range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Gas cooker point. Plumbing for washing machine. Space for dryer and fridge/freezer. Breakfast bar. Modern wall mounted Worcester combi boiler. Two doors leading to the garage/workshop.

### **FIRST FLOOR**

#### **Landing**

Access to loft space with pull down ladder and lighting. Smoke alarm. Coving. Doors off and into: linen cupboard with shelving.

#### **Bedroom One**

17'6 x 10'1 max (5.33m x 3.07m max)

UPVC double glazed window to the rear. Radiator. Range of built-in bedroom furniture. Wall light. Door to the:

#### **En Suite Shower Room**

Obscured UPVC double glazed window to the side. Radiator. Four piece white suite with part tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, pedestal wash hand basin, bidet and w/c. Vinyl flooring. Built-in cupboard. Shaving point and light.

#### **Bedroom Two**

13'11 x 10'1 (4.24m x 3.07m)

UPVC double glazed windows to the front and side. Radiator. Wall light.

#### **Bedroom Three**

11'8 x 11'3 (3.56m x 3.43m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Range of built-in bedroom furniture. Wall lights.

### **Bedroom Four**

13'11 x 8'9 (4.24m x 2.67m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Range of built-in bedroom furniture. Wall light. Access to loft space.

### **Bedroom Five/Study**

8'7 x 8'3 (2.62m x 2.51m)

UPVC double glazed window to the front. Radiator. Built-in desk. Telephone point.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c. Vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Entrance light. Area laid to lawn with a variety of plants and shrubs. Driveway providing off road parking for two vehicles. Side pedestrian access to the rear.

#### **To The Rear**

Good sized landscaped south facing gardens with private aspect backing on to Trowbridge Lodge comprising patio area to the immediate rear, large area laid to lawn and a variety of plants, trees and shrubs. Greenhouse and large shed. Outside tap. All enclosed by closed board fencing.

### **Tandem Garage/Workshop**

42'8 x 10'2 (13.00m x 3.10m)

Up and over door to the front. UPVC double glazed windows to the side and rear. Glazed door to the rear. Power and lighting. 8'2 ceiling height suitable for camper van. Doors to kitchen. Sliding door to the rear. Fuse box, gas and electric meters.



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



Total area: approx. 194.6 sq. metres (2095.0 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.

