



KINGSTONS



35 Jasmine Way

Trowbridge BA14 7SW

A fantastic opportunity to purchase a chain free, four bedroom detached house with double driveway and situated within a cul de sac location on the West Ashton side of town close to riverside walks, open countryside, superstore and cinema/restaurant complex.

Accommodation features include three reception rooms, refitted kitchen, utility, cloakroom, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating with brand new Ideal combi boiler and good sized enclosed west facing garden with private aspect. Viewing is highly recommended.

Offers Over £325,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Coving. Stairs to the first floor with storage recess under. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c. Vinyl flooring. Access to small loft area.

Living Room

14'6 x 11'3 (4.42m x 3.43m)
UPVC double glazed window to the front. Radiator. Feature fireplace. Television point. Coving. Panelled double doors to the:

Dining Room

9'6 x 9'5 (2.90m x 2.87m)
UPVC double glazed French doors to the rear. Radiator. Coving. Panelled door to the:

Refitted Kitchen

11'2 x 8'1 (3.40m x 2.46m)
UPVC double glazed window to the rear. Range of modern high gloss wall, base and drawer units with tiled splash-backs and wood effect work tops. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Plumbing for dishwasher. Wood effect vinyl flooring. Panelled door to the:

Utility Room
7'9 x 7'1 (2.36m x 2.16m)
Double glazed panelled door to the rear.
UPVC double glazed window to the rear.
Radiator. Range of wall, base and larder units with tiled splash-backs and rolled top work surfaces. Plumbing for washing machine. Wood effect vinyl flooring.
Panelled door to the:

Family Room
16'4 x 7'9 (4.98m x 2.36m)
UPVC double glazed window to the front.
Radiator. Inset ceiling spotlights. Fuse box.

FIRST FLOOR

Landing
Access to loft space. Smoke alarm.
Panelled doors off and into: linen cupboard with shelving.

Bedroom One
13'3 x 10'5 min (4.04m x 3.18m min)
UPVC double glazed window to the front.
Radiator. Range of built-in wardrobes and high level cupboards. Panelled door to the:

En Suite Shower Room
Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle, pedestal wash hand basin and w/c. Vinyl flooring.

Bedroom Two
11'2 x 8'3 (3.40m x 2.51m)
UPVC double glazed window to the rear.
Radiator. Built-in cupboard housing brand new Ideal combi boiler with 5 year warranty.

Bedroom Three
9'1 x 8'1 (2.77m x 2.46m)
UPVC double glazed window to the front.
Radiator. Built-in single wardrobe.

Bedroom Four
8'8 x 8'1 (2.64m x 2.46m)
UPVC double glazed window to the rear.
Radiator.

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

EXTERNALLY

To The Front
Entrance Light. Area laid to lawn and mature shrubs. Double driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear
Good sized enclosed west facing garden with private aspect comprising large paved patio area to the immediate rear, large area laid to lawn and a variety of plants and shrubs. Garden shed. All enclosed by fencing and walling.







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



Total area: approx. 108.9 sq. metres (1171.8 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.

