



KINGSTONS



20 Parklands Trowbridge BA14 8NR

- Good Sized Three Bedroom Semi Detached Family Home
- Close to Supermarket, School, Bus route & Cricket Club
- Kitchen, Cloakroom & Shower Room
- Gas Central Heating with Worcester Combi Boiler
- Garage & Driveway
- Cul-De-Sac Location on the Edge of the Town Centre
- 22ft Lounge/Dining Room
- UPVC Double Glazing
- South Facing Garden backing onto Recreational Ground
- No Onward Chain

Offers Over £250,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door with side panel window to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring and part panelled walls. Smoke alarm. Thermostat. Doors off and into:

Lounge/Dining Room

22'8 x 11'10 max (6.91m x 3.61m max)
UPVC double glazed window to the front.
UPVC double glazed sliding patio doors to the rear. Two radiators. Feature fireplace with electric fire. Television point. Coving.

Kitchen

10'3 x 8'11 (3.12m x 2.72m)
UPVC double glazed window to the rear.
Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric oven. Built-in four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Integrated fridge. Vinyl flooring and inset ceiling spotlights. Serving hatch to lounge/dining room. Smoke alarm. Part glazed door to the garage.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to boarded loft space with ladder and light. Smoke alarm. Part panelled walls. Doors off and into:

Bedroom One

11'3 x 11'2 (3.43m x 3.40m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe.

Bedroom Two

11'3 x 10'7 (3.43m x 3.23m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Additional built-in wardrobes, cupboards and dressing table. Airing cupboard housing Worcester combi - installed 2020.

Bedroom Three

8'0 x 6'4 (2.44m x 1.93m)
UPVC double glazed window to the front.

Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with electric shower and doors enclosing, pedestal wash hand basin and w/c with push flush. Vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to lawn and border with plants and shrubs. Block paved driveway providing off road parking.

To The Rear

Established, south facing garden with private aspect backing onto recreational ground. Garden comprises large paved patio area to the immediate rear, area laid to lawn, well stocked borders with a variety of plants and shrubs; and gravel area. Greenhouse. Enclosed by fencing and walling with gated rear pedestrian access onto recreational ground.

Garage

19'10 x 10'9 (6.05m x 3.28m)
Up and over door to the front. Part glazed door to the front. Power and lighting. UPVC double glazed door to the side. Part glazed internal door to the kitchen. The garage roof was replaced in 2023 and has a 10 year guarantee. Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Electric heater. Two piece white suite comprising wash hand basin with cupboard under and w/c with push flush. Vinyl flooring.

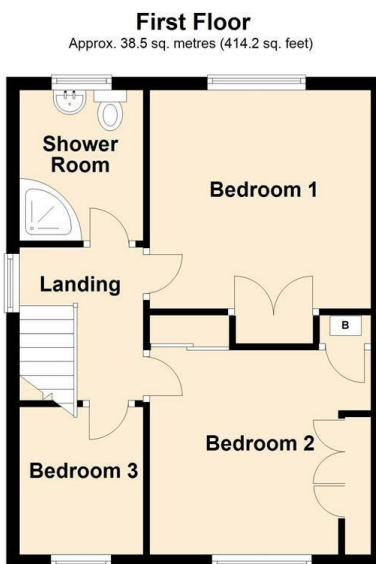
SOLAR PANELS:

Leasehold - terms to be confirmed

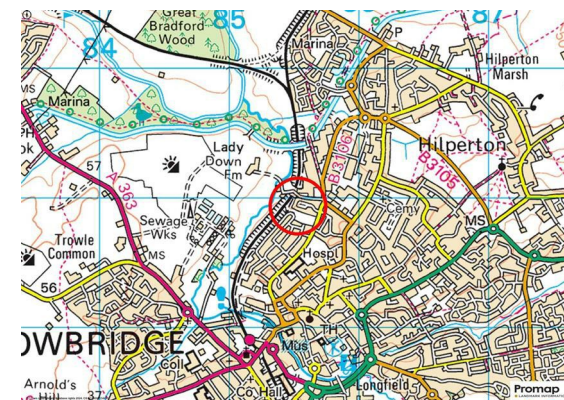
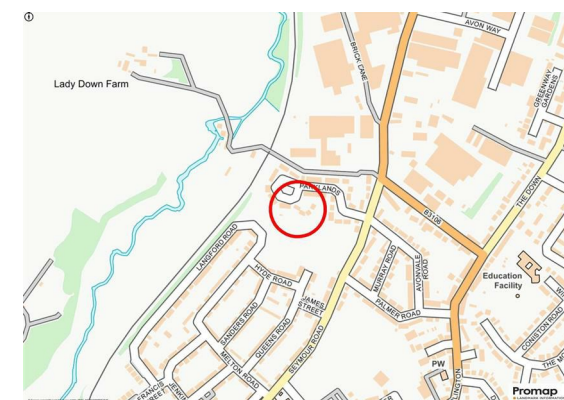
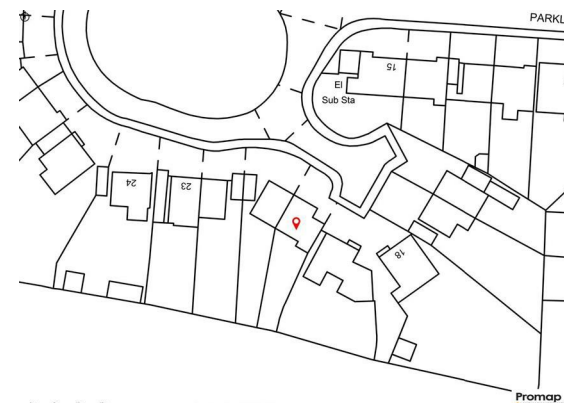


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Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.2 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.