



20 Parklands Trowbridge BA14 8NR

- Good Sized Three Bedroom Semi Detached Family Home
- Cul-De-Sac Location on the Edge of the Town Centre
- Close to Supermarket, School, Bus route & Cricket Club
- 22ft Lounge/Dining Room
- Kitchen, Cloakroom & Shower Room
- UPVC Double Glazing
- Gas Central Heating with Worcester Combi Boiler
- South Facing Garden backing onto Recreational Ground
- Garage & Driveway
- 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



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



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.

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