



## 30 Church Street Southwick Trowbridge BA14 9RA

A well-presented and spacious five bedroom detached home tucked away off Church Street in a non-estate location within the highly regarded village of Southwick close to primary school, country park, shop and pub. This updated family home features 21ft living room, 22ft dining room, 24ft refitted kitchen/breakfast room, office, refitted cloakroom, refitted utility room, 20ft main bedroom with refitted en suite shower room, four additional good sized bedrooms; and refitted family bath & shower room. Features include gas central heating system, UPVC double glazing, garage/store, plenty of parking; and large front and rear gardens with private aspect. Internal viewing is highly recommended.

**Guide Price £495,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Part obscured glazed hardwood door to the front with side panel windows. Mat-well. Radiator. Wall lights and coving. Thermostat. Stairs to the first floor with under stairs storage cupboard. Open plan to dining room. Doorway to inner hallway. Oak door to the:

### Refitted Cloakroom

Two piece white suite comprising wood work surface with white circular sink unit, and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Extractor fan.

### Dining Room

22'1" x 9'0" (6.73m x 2.74m)

UPVC double glazed windows and French doors to the rear. Radiator. Coving. Oak framed, glazed double doors to the living room. Opening to the:

### Refitted Kitchen/Breakfast Room

23'10" x 8'8" (7.26m x 2.64m)

UPVC double glazed windows to the front with stone mullions. UPVC double glazed windows to the rear and side. Two sky lights. Radiator. Extensive range of shaker style wall, base and drawer units with granite work tops and up-stands. Inset one and a half bowl sink unit with mixer tap and engraved drainer. Built-in high level twin ovens. Built-in five-ring hob with extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Vinyl flooring and inset ceiling spotlights to kitchen area. Coving. UPVC double glazed door to the side.

### Living Room

21'1" x 14'9" max (6.43m x 4.5m max)

UPVC double glazed window to the rear. Radiator. Television point. Coving. Built-in cupboards with shelving over. Oak framed, obscured glazed door into:

### Office

8'8" x 6'5" (2.64m x 1.96m)  
UPVC double glazed window to the side.  
Electric heater.

### Inner Hallway

Radiator. Fuse box. Inset ceiling spotlights.  
Oak door to the garage/store. Opening to the:

### Refitted Utility Room

9'0" x 7'5" (2.74m x 2.26m)  
Range of modern wall and base mounted units with wood effect rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring.

## FIRST FLOOR

### Landing

UPVC double glazed windows to the front with stone mullion. Balustrade. Access to loft space. Coving. Double doors to airing cupboard housing combi boiler and shelving. Oak doors off and into:

### Main Bedroom

20'4" x 10'4" max (6.20 x 3.15 max)  
UPVC double glazed window to the rear.  
Radiator. Coving. Television point. Door into:

### Refitted En Suite Shower Room

Chrome towel radiator and under-floor heating. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with rainfall-shower shower over, additional shower attachment and glass screen enclosing, white circular sink unit with cupboard under, and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

### Bedroom Two

11'2" x 10'6" (3.4m x 3.2m)  
UPVC double glazed window to the rear.  
Radiator. Coving.

### Bedroom Three

10'6" x 8'6" (3.2m x 2.59m)  
UPVC double glazed window to the rear.  
Radiator. Wall lights and coving.

### Bedroom Four

9'0" x 8'2" (2.74 x 2.49)  
UPVC double glazed windows to the front with stone mullion. Radiator.

### Bedroom Five

9'3" x 8'3" min (2.82m x 2.51m min)  
UPVC double glazed window to the front.  
Radiator.

### Refitted Family Bath & Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath, large walk-in shower enclosure with electric shower over, wash hand basin with cupboard under and w/c with dual push. Tiled flooring and inset ceiling spotlights.

## EXTERNALLY

### To The Front

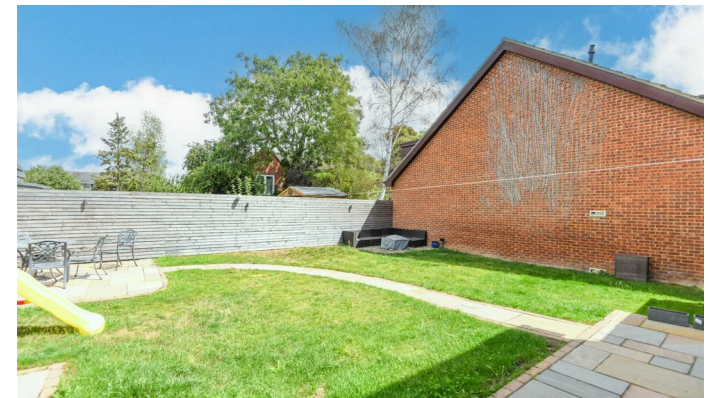
Block paved driveway providing off road parking for several vehicles, and lighting. Path to the front door with large storm porch over, and lighting. Private garden with area laid to lawn, enclosed by hedgerow and fencing. Outside tap. Path leading to gated side pedestrian access to the rear.

### To The Rear

Good sized enclosed garden comprising paved patio area to the immediate rear with pathway leading to additional paved patio area, and areas laid to lawn. Lighting. Garden shed. Enclosed by fencing and walling.

### Garage/Store

17'8" x 11'6" (5.38m x 3.51m)  
Electric roller door to the front. Power and lighting. Eaves storage. Racking and shelving. Space for dryer.





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



Total area: approx. 185.8 sq. metres (1999.6 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.