




KINGSTONS

19 Burnett Road **Trowbridge BA14 0QA**

A fantastic opportunity to purchase an extended and updated, three bedroom semi-detached house, situated near to the well regarded Holbrook primary school, White Horse Business park, town centre and railway station. This well presented family home comprises entrance hall, living room, dining room, conservatory, refitted kitchen and utility/breakfast room, three bedrooms and refitted family bathroom. Features include UPVC double glazing, gas central heating system with replacement boiler (2023), enclosed established gardens, garage and driveway providing off road parking for several vehicles. Viewing is highly recommended.

Offers Over £280,000





ACCOMMODATION

All measurement are approximate

Entrance Hall

Double glazed composite door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Doorway to the:

Living Room

14'8 x 11'10 max (4.47m x 3.61m max)
UPVC double glazed window to the front. Radiator. Feature fireplace with marble hearth and wood mantle. Television point. Wood effect flooring, dado rail and coving. Opening to the:

Dining Room

8'9 x 7'2 (2.67m x 2.18m)
Wood effect flooring, dado rail and coving. Doorway to the kitchen. Double glazed sliding doors to the:

Conservatory

13'6 x 9'11 (4.11m x 3.02m)
UPVC double glazed and brick construction with French doors to the rear. Radiator. Wood effect flooring.

Kitchen Area

11'3 x 8'4 (3.43m x 2.54m)
UPVC double glazed windows to the rear. Range of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Space for range cooker with stainless steel splash-back and extractor over. Integrated dishwasher. Wood effect flooring. UPVC double glazed door to the side hall. Opening to the:

Utility/Breakfast Area

11'0 x 7'2 (3.35m x 2.18m)

UPVC double glazed window to the rear. Vertical radiator. Range of modern, wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Integrated fridge/freezer. Plumbing for washing machine. Space for dryer. Wood effect flooring. Obscured UPVC double glazed door to the side.

Side Hall

Door to garage. Opening to understairs storage area. Obscured UPVC double glazed door to the front.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space housing replacement boiler fitted 2023. Smoke alarm. Panelled doors off and into:

Bedroom One

14'8 x 8'11 max (4.47m x 2.72m max)

UPVC double glazed window to the front. Radiator. Wardrobe recess. Door to airing cupboard.

Bedroom Two

9'0 x 8'9 (2.74m x 2.67m)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

10'9 x 6'1 max (3.28m x 1.85m max)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with metro tiled surrounds comprising panelled bath with shower mixer tap, electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Concrete and gravel driveway providing off road parking for 2-3 vehicles. Raised beds with a variety of plants and shrubs.

To The Rear

Good sized enclosed garden comprising patio area to the immediate rear, decked area, area laid to lawn, variety of trees and raised beds with a variety of plants and shrubs. Outside tap and lights. Enclosed by fencing.

Garage

19'11 x 8'4 (6.07m x 2.54m)

Up and over door to the front. Power and lighting.



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



Total area: approx. 110.9 sq. metres (1193.9 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.

