



## 60 Rutland Crescent

Trowbridge BA14 0NX

A very well presented and updated 1930s bay fronted, three bedroom semi-detached family home situated within the popular Rutland Crescent area of Trowbridge near to supermarket, schools, town centre and St Stephens place restaurant cinema complex. Accommodation comprises entrance hall, kitchen/dining room with refitted kitchen, living room with wood burner, three bedrooms and refitted bathroom. Benefits include roof replaced 2024, garage/workshop, UPVC double glazing, gas central heating with modern boiler (2022), good sized enclosed garden and driveway providing off road parking for three vehicles. Offered for sale with no onward chain - Early viewing recommended.

**Offers Over £300,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed composite door and window to the front. Radiator. Stairs to the first floor. Wood effect flooring and coving. Thermostat. Stripped wood panelled doors off and into:

### Living Room

13'10 x 11'1 into bay (4.22m x 3.38m into bay) UPVC double glazed bay window to the front. Radiator. Feature fireplace with wood mantle, tiled hearth and wood burner inset - fitted 2023. Television point.

### Refitted Kitchen/Dining Room

16'2 x 14'2 (4.93m x 4.32m) UPVC double glazed window and sliding patio doors to the rear. Radiator. Range of modern high gloss wall, base and drawer units with laminate work tops and contrasting coloured splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel double oven. Built-in stainless steel four-ring gas hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Space for dining table. Stripped wood panelled door to under-stairs storage cupboard. Cupboard housing Worcester combi boiler - fitted Oct 2022. Tiled effect vinyl flooring and inset ceiling spotlights.

### FIRST FLOOR

### **Landing**

Smoke alarm. Access to loft space. Coving. Panelled door to airing cupboard with shelving. Stripped wood panelled doors off and into:

### **Bedroom One**

13'6 x 9'7 into bay (4.11m x 2.92m into bay)

UPVC double glazed bay window to the front. UPVC double glazed window to the side. Radiator. Feature cast iron fireplace. Picture rail.

### **Bedroom Two**

12'2 x 9'7 (3.71m x 2.92m)

UPVC double glazed windows to the rear and side. Radiator. Picture rail.

### **Bedroom Three**

7'10 x 7'1 (2.39m x 2.16m)

UPVC double glazed window to the front. Radiator. Picture rail.

### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door. Slate chipping border with a variety of plants and shrubs. Gravel and tarmac driveway providing off road parking. Gated side pedestrian access

leading to rear garden and garage/workshop.

#### **To The Rear**

Good sized enclosed garden comprising large paved patio area to the immediate rear, timber framed garden room, area laid to lawn and well stocked borders with a variety of plants and shrubs. Greenhouse. Log store. Outside tap and light. Forecourt area to the front of garage/workshop. All enclosed by fencing.

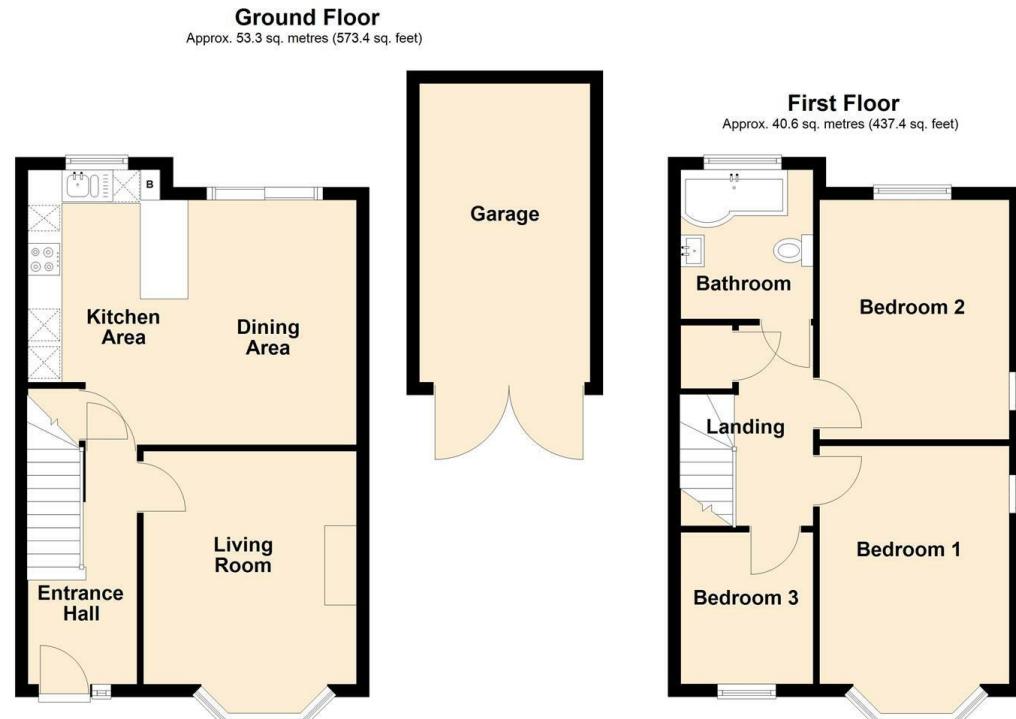
#### **Garage/Workshop**

15'5 x 8'11 (4.7m x 2.72m)

Double doors to the front. Power and lighting. Work surface.



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



  
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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.

