

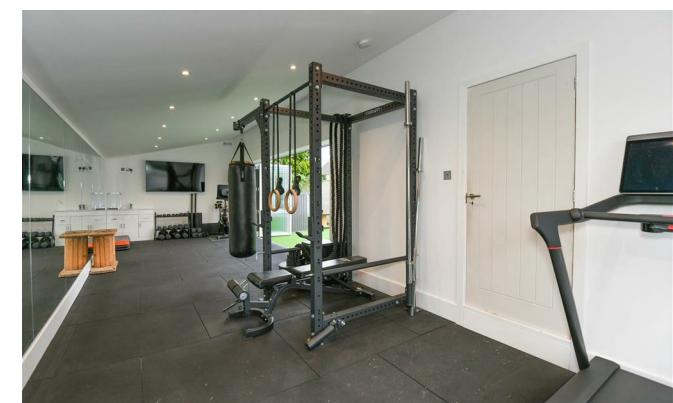


17 Frome Road

Southwick Trowbridge BA14 9QE

A beautifully renovated and extended four bedroom semi-detached family home situated in a village location close to village shop, primary school, pub, country park and with great links to Bath. Spacious accommodation comprises living room with wood burner, newly fitted 24ft x 18ft kitchen/dining room with integrated appliances and bi-fold doors onto garden, 34ft x 10ft gym/family room with bi-fold doors onto garden, family bathroom and newly fitted en suite shower room. Benefits include newly fitted Worcester combi boiler (2024), UPVC double glazing, south-east facing private garden and block paved driveway for several vehicles. Vendor suited with no onward chain.

Guide Price £375,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite door to the front. Contemporary vertical anthracite radiator. Wood effect flooring and inset ceiling spotlights. Stairs to the first floor with cupboard under. Doors off and into:

Cloakroom

Two piece white suite comprising wall hung wash hand basin and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Fuse box and electric meter. Extractor fan.

Living Room

13'2 x 12'0 (4.01m x 3.66m)
UPVC double glazed window to the front. Contemporary vertical anthracite radiator. Feature fireplace with wood mantle, tiled hearth and wood burner inset. Television point. Wood effect flooring. Exposed beams. Opening to the:

Kitchen/Dining Room

24'1 x 18'0 (7.34m x 5.49m)
UPVC double glazed window to the rear and four double glazed Velux windows. Double glazed bi-fold doors to the rear. Two contemporary vertical anthracite radiators. Extensive range of wall, base and drawer units with tiled splash-backs and work surfaces. Composite sink drainer unit with mixer tap. Two built-in high level electric ovens. Built-in four-ring induction hob with extractor hood over. Integrated dishwasher, washing machine and tumble dryer. Large island unit with breakfast bar. Space for American style fridge/freezer. Space for dining table. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Door to the hall. Door to the:

Home Gym/Family Room/Garage

34'2 x 10'4 (10.41m x 3.15m)
UPVC double glazed window and French doors to the front. Double glazed bi-fold doors to the side. Rubber mat flooring and inset ceiling spotlights. Smoke alarm. Built-in cupboard and drawers with wash hand basin inset.

FIRST FLOOR

Landing

Contemporary vertical anthracite radiator. Smoke alarm. Stairs to the second floor. Doors off and into:

Bedroom Two

13'1 x 12'0 (3.99m x 3.66m)
UPVC double glazed window to the front. Contemporary anthracite radiator. Wood effect flooring and inset ceiling spotlights. Television point.

Bedroom Three

13'2 x 9'3 (4.01m x 2.82m)
UPVC double glazed window to the rear. Contemporary anthracite radiator. Wood effect flooring and inset ceiling spotlights.

Bedroom Four

9'0 x 8'9 (2.74m x 2.67m)
UPVC double glazed window to the rear. Contemporary anthracite radiator. Wood effect flooring and inset ceiling spotlights.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboards under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.

SECOND FLOOR

Landing

Inset ceiling spotlights. Door to:

Bedroom One

13'3 x 12'10 min (4.04m x 3.91m min)
UPVC double glazed window to the rear. Wall lights and inset ceiling spotlights. Television point. Storage recess. Access to eaves storage. Modern wall mounted Worcester combi boiler. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Contemporary grey towel radiator. Three piece suite with tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment shower over and glass screen enclosing, wall hung wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

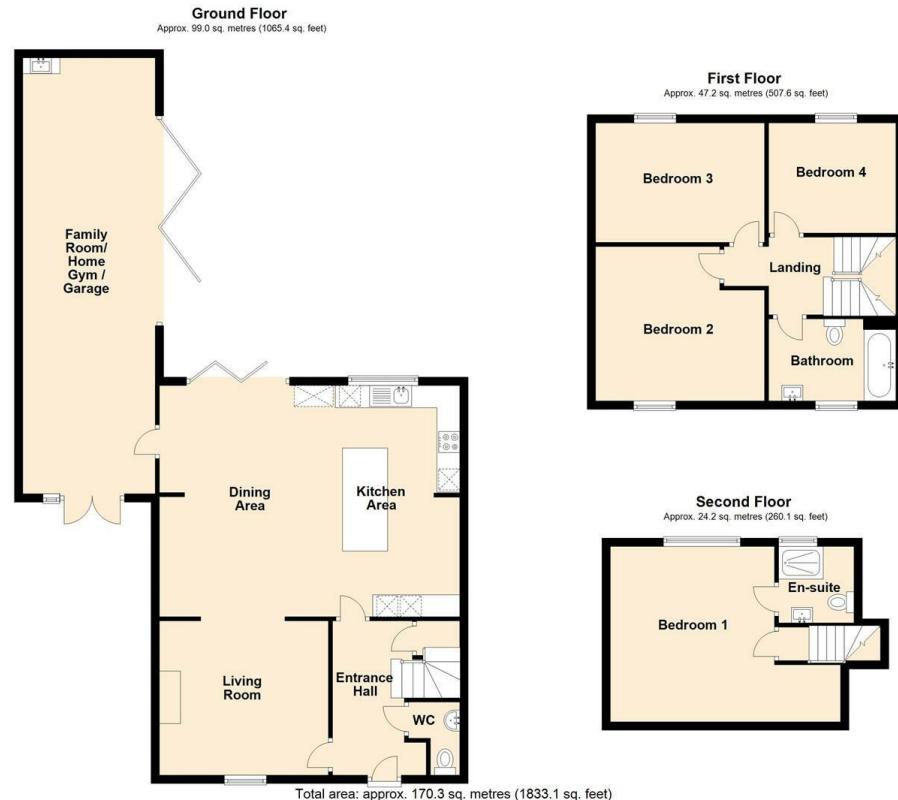
To The Front

Gate and step down to path to the front door with storm porch over. Block paved driveway providing off road parking. Partially enclosed by fencing and walling with railings.

To The Rear

Enclosed south-easterly facing, low maintenance garden with private aspect comprising small paved area to the immediate rear, area laid to artificial lawn and raised bed with a variety of plants and shrubs. Enclosed by fencing and walling.

Tenure **Freehold**
Council Tax Band **B**
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.

