



## 19 Cusance Way

Hilpertown Trowbridge BA14 7HZ

A well presented three bedroom semi-detached family homes situated near to park land walks, shops and well regarding primary school. This ideal first time buy features good sized living room, dining room with French doors onto gardens, refitted kitchen, refitted bathroom with shower room, upgraded gas central heating system and uPVC double glazing. Additional features include tandem driveway for two vehicles and good sized, enclosed garden with private aspect. Viewing is highly recommended.

**Guide Price £260,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed panelled door to the front. Matwell. Radiator. Stairs to the first floor. Thermostat. Panelled door to lounge and into:

### Refitted Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising corner wash hand basin with cupboard under and w/c with dual push flush. Fuse box. Wood effect flooring.

### Lounge

14'8" x 12'6" (4.47 x 3.81)  
UPVC double glazed window to the front. Two radiators. Television and telephone points. Glass panelled double doors to the:

### Dining Room

11'10" x 8'11" (3.61 x 2.72)  
Radiator. Panelled doors to the kitchen and under stairs storage cupboard. Wood effect flooring. Double glazed French doors to the rear garden. Doorway to the:



### **Refitted Kitchen**

10'5" x 7'4" (3.18 x 2.24)  
UPVC double glazed window to the rear. Range of modern wall, base and drawer units with tiled surrounds and rolled top work surfaces. Acrylic single sink drainer unit with mixer tap. Built-in stainless steel Belling electric oven and Bosch four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for dryer and fridge/freezer. Kick space heater. Wood effect flooring.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the side. Balustrade. Access to part boarded loft space. Panelled doors off and into: airing cupboard with upgraded Worcester combi boiler.

#### **Bedroom One**

13'4" x 9'1" (4.06 x 2.77)  
UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes.

#### **Bedroom Two**

11'9" x 9'6" (3.58 x 2.90)  
UPVC double glazed window to the front. Radiator.

### **Bedroom Three**

8'7" x 7'3" (2.62 x 2.21)  
UPVC double glazed window to the front. Radiator. Panelled door to built-in cupboard.

### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite white with comprising panelled shower bath with aqua-board surrounds, mains shower over, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Extractor fan. Wood effect flooring.

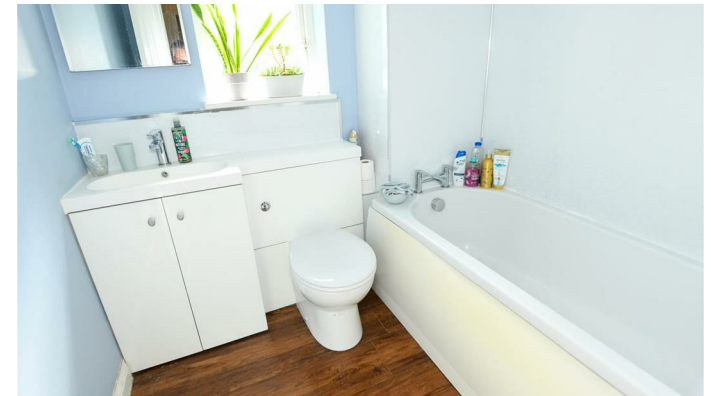
### **EXTERNALLY**

#### **To The Front**

Path to the front door. Area laid to lawn and a variety of plants, trees and shrubs. tandem driveway providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear garden. Gas meter.

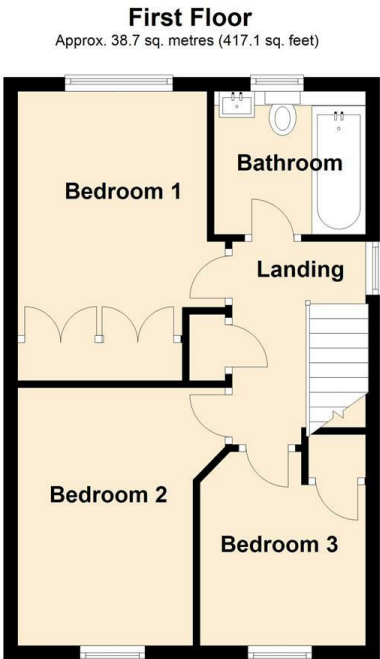
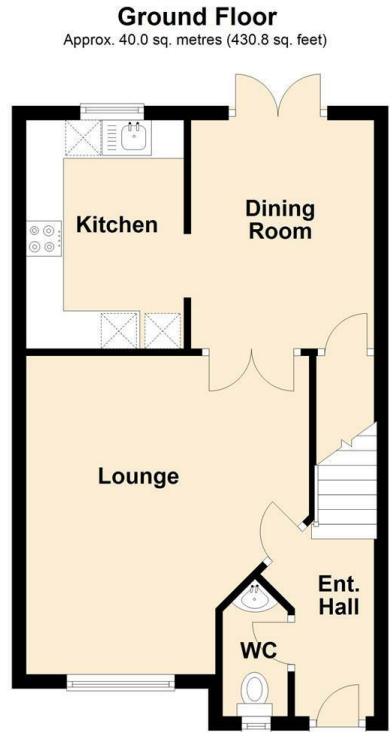
#### **To The Rear**

Enclosed south-east facing rear garden comprising patio areas to the immediate rear and area laid to lawn with a variety of plants, trees and shrubs. External tap. Garden shed. Enclosed by fencing and walling with gated side access to the front.

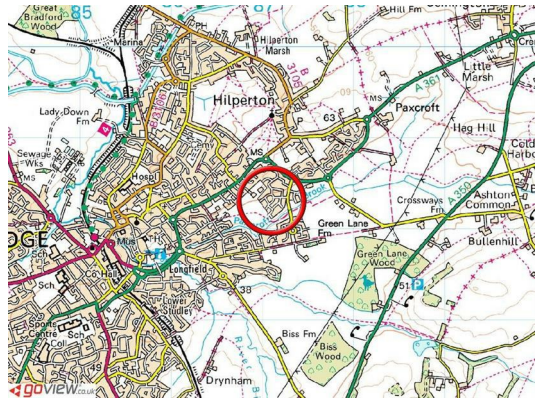




Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **C**



Total area: approx. 78.8 sq. metres (847.9 sq. feet)



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.