



KINGSTONS



1 Ayrton Close

Trowbridge BA14 0FX

A fantastic and rare opportunity to purchase a DETACHED bungalow tucked away within a small block paved courtyard close to Tesco's, bus route, garden centre and Southwick country park. Finished to a high specification, this spacious one bedroom property boasts open plan kitchen/dining and living room, inner hallway, bathroom with shower, double bedroom with fitted wardrobes, Oak internal doors, uPVC double glazing and gas central heating system. Additional features include uPVC double glazing, gas central heating system, two parking spaces and no onward chain. Viewing is highly recommended.

Guide Price £180,000



ACCOMMODATION

All measurements are approximate

Open Plan Lounge/Dining & Kitchen 19'2" x 12'11" (5.85 x 3.95)

Kitchen Area

UPVC double glazed window to the side. Range of modern high gloss wall, base and drawer units with tiled splash backs and polished concrete work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Oak door to large storage cupboard with shelving and fuse box. Oak door to the inner hallway. Wood effect flooring and inset ceiling spotlights. Obscured double glazed, composite door to the front. Alarm panel.

Lounge/Dining Area

UPVC double glazed French doors to the side leading to courtyard garden. Radiator. Television and telephone points. Central heating controls. Wood effect flooring. Hardwired smoke alarm.

Inner Hallway

Wood effect flooring and inset ceiling spotlights. Hardwired smoke alarm. Oak doors off and into: airing cupboard housing Ideal combi boiler and shelving.

Bedroom

10'4" x 10'2" (3.15 x 3.10)
UPVC double glazed window to the side. Radiator. Built-in double wardrobe with hanging rail and sliding mirrored doors enclosing. Inset ceiling spotlights. Television point. Hardwired smoke alarm. Access to loft space.

Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising shower end panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Polished granite tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Block paved parking for two vehicles. Slate pathway to the front door with storm porch over and entrance light. Space for bins. Outside tap. Gas and

electric meters. Enclosed by walling. Gated pedestrian access to the:

Courtyard Garden

Enclosed courtyard garden laid to decking. Outside lights and power point. Enclosed by fencing.



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



Total area: approx. 42.4 sq. metres (456.2 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.

