



32 Drynham Road

Trowbridge BA14 0PE

A deceptively spacious Victorian three bedroom terrace house set back off the well regarded tree lined Drynham Road close to schools, shops, public house and countryside. The beautifully presented and updated interior boasts entrance hall with parquet wood flooring, living room open plan to dining room with wood burning stove, modern kitchen, modern ground floor bathroom, three good sized bedrooms and modern first floor shower room. Additional features include period features, UPVC double glazed sash windows, gas central heating with Worcester combi boiler, good sized private garden, good sized garage/workshop and driveway. Viewing is highly recommended.

Guide Price £260,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Composite door to the front with transom window over. Radiator. Parquet wood flooring, cornice and coving. Stairs to the first floor. Part glazed door to the:

Dining Room

13'3 x 11'3 (4.04m x 3.43m)
UPVC double glazed sash window to the rear. Radiator. Feature fireplace with marble hearth and wood burning stove inset. Wood effect flooring and coving. Panelled door to understairs storage cupboard. Part glazed door to the kitchen. Opening to the:

Living Room

10'7 x 10'4 (3.23m x 3.15m)
UPVC double glazed sash window to the front. Radiator. Feature fireplace with wood surround. Wood effect flooring, coving and ceiling rose.

Kitchen

9'9 x 8'10 (2.97m x 2.69m)
UPVC double glazed window to the side. Range of modern, high gloss wall, base and drawer units with under cupboard lighting, tiled splash-backs and wood effect work surfaces. Acrylic one and a half bowl sink drainer unit with pull-down spray mixer tap. Space for gas range cooker with stainless steel splash-back and extractor hood over. Integrated fridge/freezer. Space and plumbing for integrated slimline dishwasher. Tiled flooring. Door to the:



Rear Hall/Utility Area

Obscured glazed window to the side. Tiled flooring. Plumbing for washing machine. Part glazed door to the side lobby. Door to the:

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

Side Lobby

UPVC double glazed windows to the front and side. UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Balustrade. Access to loft space. Panelled doors off and into: storage cupboard.

Bedroom One

14'1 x 10'5 (4.29m x 3.18m)

Two UPVC double glazed sash windows to the front. Radiator.

Bedroom Two

9'8 x 9'5 max (2.95m x 2.87m max)

UPVC double glazed sash window to the rear. Radiator. Built-in cupboard housing Worcester combi boiler.

Bedroom Three

9'5 x 8'9 max (2.87m x 2.67m max)

UPVC double glazed sash window to the rear. Radiator. Coving.

Shower Room

Three piece white suite with fully tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin and w/c with dual push flush. Wood flooring. Extractor fan.

EXTERNALLY

To The Front

Iron gate and path leading to the front door. Area laid to lawn and well stocked borders with a variety of plants, trees and shrubs.

To The Rear

Good sized enclosed garden with private aspect comprising area laid to loose stone chippings, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Vegetable garden area. Garden shed. Enclosed by fencing with gated rear pedestrian access leading to driveway.

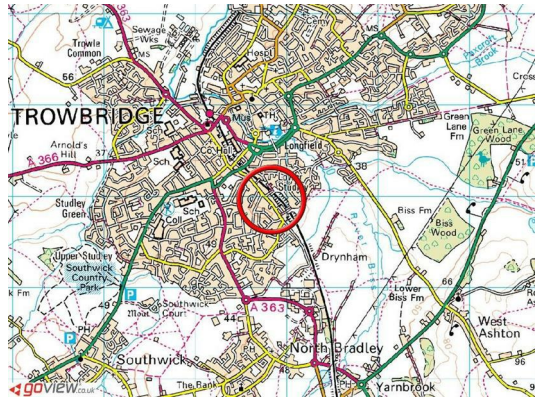
Garage

19'0 x 10'9 (5.79m x 3.28m)

Up and over door to the front. UPVC double glazed door to the rear.



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.