



KINGSTONS



1 Marston Road Trowbridge BA14 0LP

A fantastic opportunity to purchase an extended three bedroom semi-detached family home situated off the well regarded Silver Street Lane close to shop, primary school and open countryside. Offered for sale with no onward chain. Extensive accommodation comprises living room, dining room with sitting area, kitchen/breakfast room, office, refitted ground floor shower room, three bedrooms and family bathroom. Benefits include UPVC double glazing, electric heating, good sized enclosed landscaped garden, garage and block paved driveway providing plenty of off road parking. Viewing recommended.

Offers Over £310,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed window and door to the front. Electric heater. Panelled door to the:

Living Room

18'9" x 12' (5.72 x 3.67)

UPVC double glazed window to the front. Electric heater. Feature open fireplace. Television point. Smoke alarm. Dado rail, coving and ceiling roses. Stairs to the first floor. Windows and glazed double doors to the:

Dining Room

10'11" x 9'7" (3.33 x 2.91)

Panelled door to the kitchen. Dado rail, wall lights and coving. Archway to the:

Sitting Room

9'4" x 6'7" (2.85 x 2.01)

Electric heater. Dado rail, wall lights and coving. UPVC double glazed windows and French doors to the rear.

Kitchen/Breakfast Room

16'2" x 11'10" max (4.93 x 3.60 max)

Two UPVC double glazed windows to the rear. Extensive range of wall and base mounted units with tiled splash-backs and marble worksurfaces. Breakfast bar. One and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric oven. Built-in four-ring electric hob with extractor over. Plumbing for dishwasher and washing machine. Vinyl tiled flooring, dado rail and coving. Panelled door to understairs storage cupboard with shelving. Door to cloak cupboard with hooks and shelving. Opening to the:



Office

10'6" x 8' (3.19 x 2.44)

UPVC double glazed window to the side. Electric heater. Obscured UPVC double glazed door to the side. Vinyl tiled flooring, dado rail and coving. Panelled door to:

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring with under-floor heating.

FIRST FLOOR

Landing

Obscured UPVC double glazed window to the side. Dado rail, coving and ceiling rose. Access to loft space. Smoke alarm. Airing cupboard housing immersion tank and shelving. Panelled doors off and into:

Bedroom One

10'11" x 10'5" (3.33 x 3.17)

UPVC double glazed window to the front. Electric heater. Range of built-in bedroom furniture include wardrobes, drawers and high level cupboards. Coving.

Bedroom Two

12'2" x 10'2" max (3.72 x 3.10 max)

UPVC double glazed window to the rear. Electric heater. Dado rail and coving.

Bedroom Three

8' x 7'9" (2.44 x 2.36)

UPVC double glazed window to the front. Electric heater.

Family Bathroom

Two UPVC double glazed windows to the rear. Electric heater. Three piece white suite with

part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Coving.

EXTERNALLY

To The Front

Entrance light. Gravel borders, area laid to lawn and a variety of plants and shrubs. Block paved driveway providing plenty of off road parking. Block paved pathway leading to gated side pedestrian access to the rear.

To The Rear

Good sized enclosed landscaped garden with easterly aspect comprising slate paved patio area to the side and rear, area laid to lawn, gravel areas, fishpond, rockery and a variety of plants, trees and shrubs. Outside light and tap. All enclosed by modern fencing and walling.

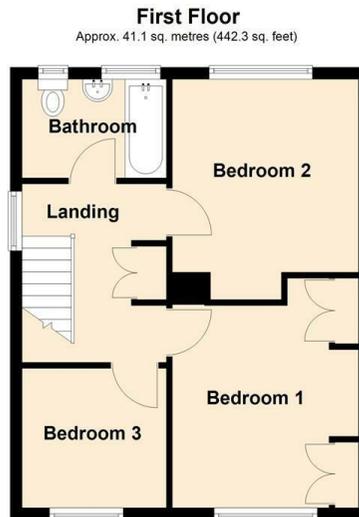
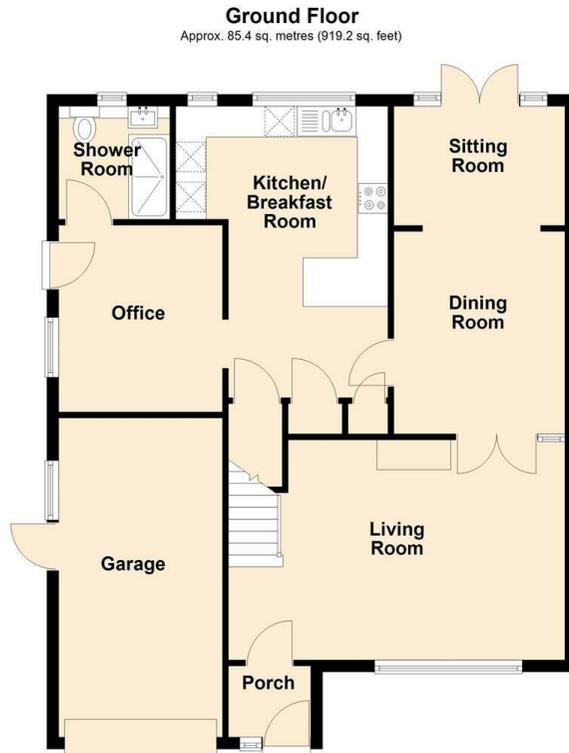
Garage

17'7" x 9'1" (5.37 x 2.78)

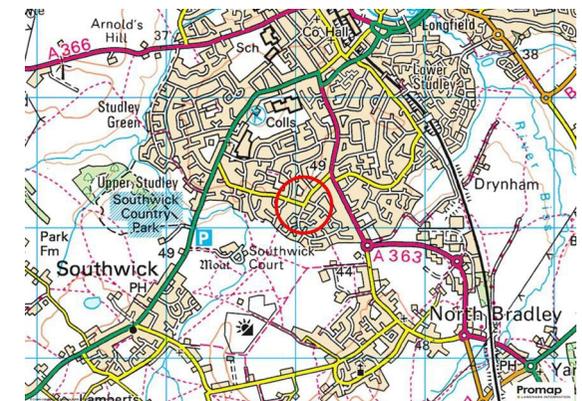
Up and over door to the front. Window and door to the side. Power and lighting.



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



Total area: approx. 126.5 sq. metres (1361.5 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.