



KINGSTONS



1 Drynham Road

Trowbridge BA14 0PE

A fantastic opportunity to purchase a well presented, freehold, detached chalet style property with two double bedrooms and one ground floor study/guest room with an adjoining shower room. This property is situated on a corner plot close to bus route, shop and parkland/countryside walks. The property benefits from private, off street parking and a private south-west facing garden. Viewing is highly recommended.

Guide Price £290,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite double glazed door to the front. UPVC double glazed window to the front. Port-hole window to the side. Radiator. Stairs to the first floor with small cupboard under. Oak flooring and picture rail. Smoke alarm. Doors off and into:

Living Room

12'0 x 11'11 (3.66m x 3.63m)
UPVC double glazed window to the front. Radiator. Contemporary wood burner. Television point. Picture rail and coving. Carbon monoxide alarm. Opening to the:

Dining Room

11'11 x 9'10 (3.63m x 3.00m)
UPVC double glazed French doors to the rear. Radiator. Picture rail and coving. Archway to the:



Kitchen/Breakfast Room

12'10 x 11'0 (3.91m x 3.35m)
UPVC double glazed window and door to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in high level electric oven. Built-in four-ring electric hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for microwave, fridge/freezer and table. Tiled flooring, picture rail and coving. Door to the hall.

Bedroom Three/Study

10'7 x 7'3 (3.23m x 2.21m)
UPVC double glazed window to the front. Radiator. Wood flooring. Access to loft space. Cupboard housing fuse box. Door to the:

Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with rain-fall shower over, additional shower attachment and doors enclosing, wash hand basin and w/c. Wood flooring. Airing cupboard housing Viessmann boiler

FIRST FLOOR

Landing

Doors off.

Bedroom One

13'4 x 12'1 max (4.06m x 3.68m max)
UPVC double glazed window to the front. Radiator. Built-in wardrobes. Door to: utility cupboard with space for appliance (capped plumbing for wash hand basin and w/c).

Bedroom Two

12'8 x 7'8 max (3.86m x 2.34m max)
UPVC double glazed window to the front. Radiator. Coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c. Tiled flooring.

EXTERNALLY

To The Front

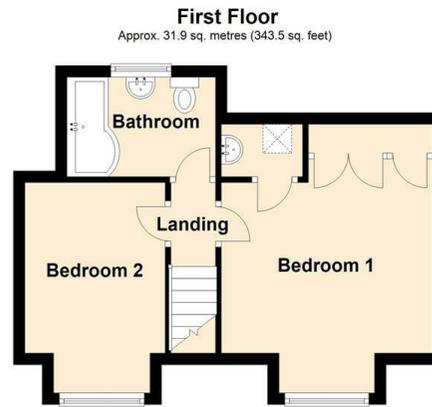
Gate and steps up to the front door with entrance light. Areas laid to loose stone chippings with gated side access to the rear. Enclosed by fencing and walling.

To The Rear

Enclosed south-west facing rear garden comprising paved patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Large log lapped garden shed. Enclosed by fencing and walling with gated access leading to off road parking space.



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



Total area: approx. 91.9 sq. metres (988.7 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.