



KINGSTONS



3 Dilton Close Trowbridge BA14 0FS

A beautifully presented, double fronted, detached family home situated within a small exclusive development close to retail park, Whitehorse business park and schools. Finished to a high specification, this spacious house boasts luxury, contemporary fixtures & fittings, dual aspect kitchen & lounge over-looking green space, sun room, four good sized bedrooms, walled south-westerly facing gardens and large single garage with tandem driveway. Viewing is highly recommended.

Offers Over £400,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite panelled door to the front with transom window. Radiator. Alarm control panel. LVT wood effect flooring. Telephone point. Smoke alarm. Central heating control. Modern panelled doors off and into:

Cloakroom

Radiator. Two piece white suite comprising corner wash hand basin with tiled splash-backs and w/c with dual push flush. LVT wood effect flooring. Extractor fan.

Living Room

20'9" x 14'5" max (6.34 x 4.40 max)

UPVC double glazed window to the front. UPVC double glazed bay window and window to the side. Two radiators. High level and low level, television and media points. Built-in solid oak bookcase/dresser with cupboards.

Kitchen/Dining Room

20'9" x 12'7" (6.34 x 3.84)

UPVC double glazed windows to the front and side. Two radiators. Extensive range of high gloss, wall, base, drawer and larder units with carousel and internal drawer systems, under cupboard and kick space lighting and Siltstone work tops and splash backs. Inset stainless steel one and a half bowl sink with engraved drainer. Built-in high level stainless steel Neff electric double oven. Breakfast island with built-in Neff five ring induction hob with contemporary extractor hood over. Integrated dishwasher and fridge/freezer. Space for dining table. LVT wood effect flooring and inset ceiling spotlights. Smoke/carbon monoxide alarm. Modern panelled doors off to utility and under stairs storage cupboard with shelving, power and open reach point. Opening to the:

Sun Room

11'9" x 9'10" (3.60 x 3.02)

UPVC double glazed and brick construction with fitted blinds, tinted reflective glass roof and French doors to the rear. Radiator. LVT wood effect flooring.



Utility Room

6'6" x 4'11" (2.00 x 1.52)

Composite double glazed door to the rear. Radiator. High gloss wall and base units with composite work tops and splash-backs. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Under stairs recess with shelf and space for dryer. Wall mounted Vaillant combi boiler. Carbon monoxide alarm. LVT wood effect flooring. Extractor fan. Coat hanging space.

FIRST FLOOR

Landing

Balustrade. Radiator. Smoke alarm. Access to loft space. Modern panelled doors off and into storage cupboard and airing cupboard with electric heater.

Bedroom One

12'9" x 8'9" (3.90 x 2.68)

UPVC double glazed window to the side. Radiator. Two built-in double wardrobes with hanging rails and shelving, and modern panelled doors enclosing. Television point. Central heating controls. Modern panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece Villeroy & Boch white suite with part tiled surrounds comprising large shower cubicle with rainfall shower over, additional shower attachment and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

Bedroom Two

11'10" x 10'11" (3.62 x 3.35)

UPVC double glazed window to the side. Radiator. Television point.

Bedroom Three

12'10" x 9'6" max (3.92 x 2.90 max)

UPVC double glazed window to the front. Radiator. Television point.

Bedroom Four

11'11" x 9'6" max (3.64 x 2.90 max)

UPVC double glazed windows to the front and side. Radiator. Television point.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece Villeroy & Boch white suite with part tiled surrounds comprising panelled bath with rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front & Side

Path to the front door with storm porch over and entrance light. Well stocked borders with a variety of plants and shrubs. Partially enclosed by railings. Gas and electric meters. Gated pedestrian access to the garden.

Walled Garden

Enclosed south-westerly facing, walled garden laid to paving and raised timber framed raised beds with a variety of plants and shrubs. Outside light and tap. Paved path way leading to area for refuse storage and utility door. All enclosed by 6ft fencing and walling with gated pedestrian access leading to garage & driveway.

Garage & Driveway

20'4" x 10'0" (6.20 x 3.06)

Up and over door to the front. Power and lighting. Eaves storage. Tandem driveway to the front for two vehicles.

Estate Management Charge:

£200.00pa

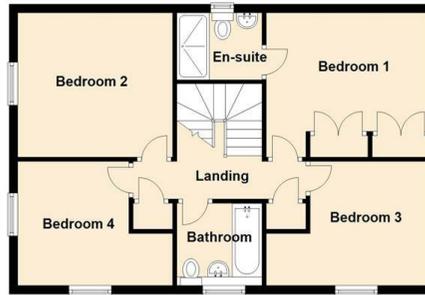


Tenure **Freehold**
Council Tax Band **E**
EPC Rating **B**

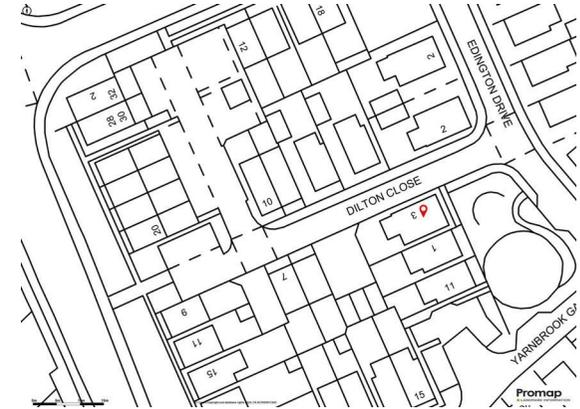
Ground Floor
Approx. 91.2 sq. metres (981.8 sq. feet)



First Floor
Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 152.6 sq. metres (1642.7 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.