



158 Frome Road

Trowbridge BA14 0DL

A beautifully refurbished and extended three bedroom semi-detached family home situated on the Frome side of Trowbridge close to schools and college. The spacious interior boasts tiled entrance hall, living room, 22ft x 18ft kitchen/dining/family room, modern kitchen with integrated appliances, cloakroom and family bathroom. Improvements within the last few years include new roof, central heating system including radiators and boiler; and electrical systems. The property still boasts many of its original features, double & triple glazing, double carport and well-tended private gardens.

Offers Over £340,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Original obscured glazed door to the front. Triple glazed window to the front. Radiator. Stairs to the first floor. Smoke alarm. Tiled flooring, coving and inset ceiling spotlights. Doors off and into:

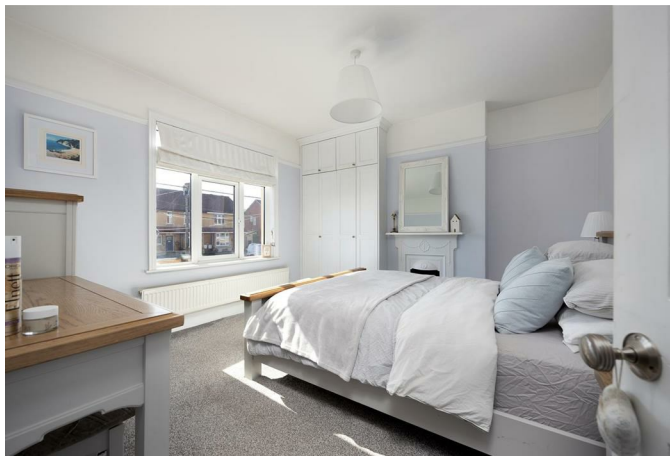
Cloakroom

Obscured double glazed window to the side. Radiator. Two piece white suite with metro tiled surrounds comprising wash hand basin and w/c. Tiled flooring and inset ceiling spotlights.

Living Room

14'5" x 12'6" (4.39 x 3.81)

Triple glazed window to the front. Victorian style radiator. Feature fireplace. Built-in cupboard and shelving. Television point. Wood effect flooring and picture rail.



Kitchen/Dining/Family Room

22'5" x 18'0" max (6.83 x 5.49 max)

Double glazed windows to the side and rear. Large sky-light. Victorian style radiator and vertical radiator. Extensive range of wall, base and larder units with under cupboard lighting, metro tiled surrounds and resin work surfaces. Belfast sink with swan neck mixer/boiling water tap. Space for range cooker with stainless steel extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Larder cupboard housing plumbing for washing machine and space for dryer. Television and telephone points. Smoke alarm. Wood effect flooring, picture rail and inset ceiling spotlights. Space for dining table. Double glazed French doors to the rear.

FIRST FLOOR

Landing

Carbon monoxide and smoke alarms. Access to loft space. Picture rail, coving and inset ceiling spotlights. Doors off and into:

Bedroom One

13'0" x 12'5" (3.96 x 3.78)

Triple glazed bay window to the front. Radiator. Feature fireplace. Built-in double wardrobe. Picture rail. Television point.

Bedroom Two

12'4" x 10'2" (3.76 x 3.10)

Double glazed window to the rear. Radiator. Feature fireplace. Built-in double wardrobe. Picture rail. Television point.

Bedroom Three

9'8" x 8'6" (2.95 x 2.59)

Double glazed window to the rear. Radiator. Picture rail.

Family Bathroom

Obscured triple glazed window to the front. Chrome towel radiator. Three piece white suite with metro tiled surrounds comprising panelled bath with rainfall shower over and screen enclosing, wash hand basin and w/c. Wood effect vinyl flooring, picture rail and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Steps and flagstone path leading to the front door with storm porch over and entrance light. Area laid to lawn and mixed borders with a variety of plants and shrubs.

To The Rear

Enclosed garden with private aspect comprising flagstone patio to the immediate rear, area laid to lawn and borders with bark chippings and a variety of plants, trees and shrubs. External lighting including feature lighting inset to the ground. Enclosed by fencing with gated side pedestrian access.

Garden Shed/Workshop

12'2" x 8'0" (3.71m x 2.44m)

Power and lighting.

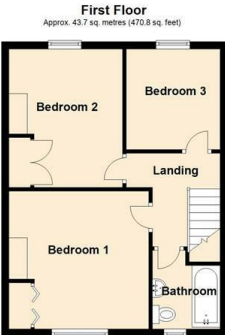
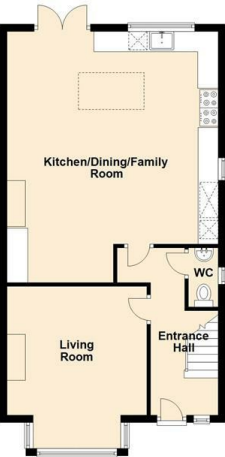
Car Port & Parking

23'2" x 17'10" max (7.06m x 5.44m max)

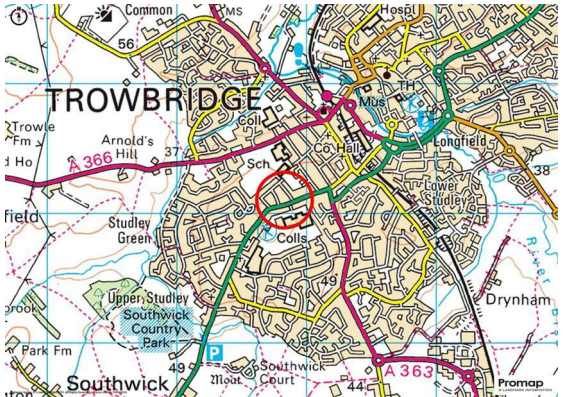
Power and lighting. Electric roller door to the rear. Parking to the front of car port.



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



Total area: approx. 144.4 sq. metres (1554.2 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.