



## 12 Langley Road

Trowbridge BA14 0LL

A well presented and extended three bedroom semi-detached family home situated within catchment to the popular Grove Primary school in a sought after residential area off the well regarded Silver Street Lane. The spacious accommodation features entrance hall, living room, family room refitted kitchen/dining room, utility room, ground floor shower room, three good sized bedrooms and family bathroom. Benefits include UPVC double glazed windows, gas central heating, private landscaped garden, large garage and driveway providing off road parking for several vehicles. Viewing is highly recommended.

**Offers Over £300,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Coat hanging space. Panelled door to the:

### Living Room

19'8 x 13'9 (5.99m x 4.19m)  
UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantel, cast iron surrounds and marble hearth. Television point. Coving. Ideal heating controls. Panelled double doors to the:

### Inner Hall/Study Area

8'7 x 4'2 (2.62m x 1.27m)  
Coving. Panelled door to the kitchen. Panelled door to the:

### Family Room

13'10 x 8'8 (4.22m x 2.64m)  
UPVC double glazed French doors and windows to the rear. Radiator. Coving.

### Refitted Kitchen/Dining Room

20'4 x 11'10 max (6.20m x 3.61m max)  
UPVC double glazed window and door to the rear. Two radiators. Extensive range of modern shaker style wall, base and drawer units with tiled splash-backs and solid oak work surfaces. Stainless steel single drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for dishwasher. Space for dining table. Wood effect vinyl flooring. Access to loft space. Panelled door to the shower room. Panelled door to the:

### Utility Room

9'1 x 8'3 (2.77m x 2.51m)

Wall mounted units and rolled top work surface. Plumbing for washing machine. Space for dryer. Space for larder style fridge/freezer. Vinyl flooring. Panelled door to the garage.

### Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard housing Ideal combi boiler.

### Bedroom One

12'5 x 9'6 (3.78m x 2.90m)

UPVC double glazed window to the front. Radiator. Built-in wardrobes, high level cupboards and drawers.

### Bedroom Two

12'10 x 9'11 (3.91m x 3.02m)

UPVC double glazed window to the rear. Radiator.

### Bedroom Three

9'0 x 7'1 (2.74m x 2.16m)

UPVC double glazed window to the front. Radiator.

### Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring.

## EXTERNALLY

### To The Front

Path to the front door with entrance light. Area laid to loose stone chippings with mature plants and shrubs. Driveway providing off road parking.

### To The Rear

Enclosed landscaped garden comprising area laid to artificial lawn with cut sleepers enclosing, areas laid to loose stone chippings and a variety of mature plants, trees and shrubs. External tap and light. All enclosed by fencing.

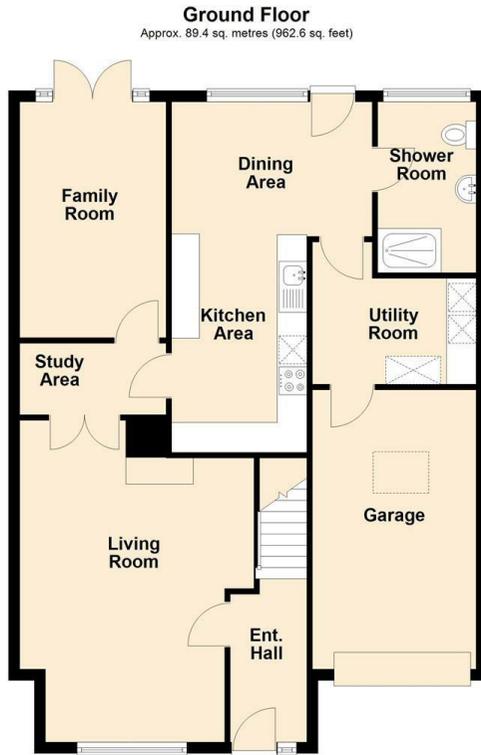
### Garage

16'3 x 10'6 (4.95m x 3.20m)

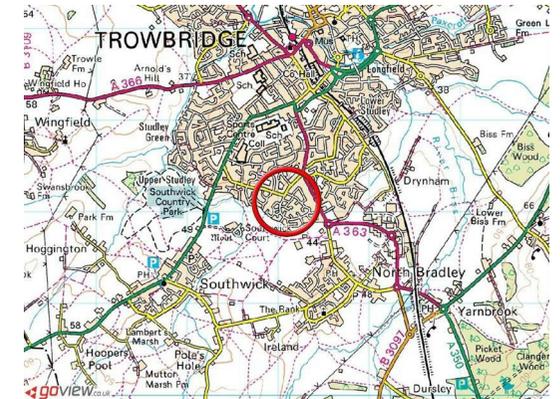
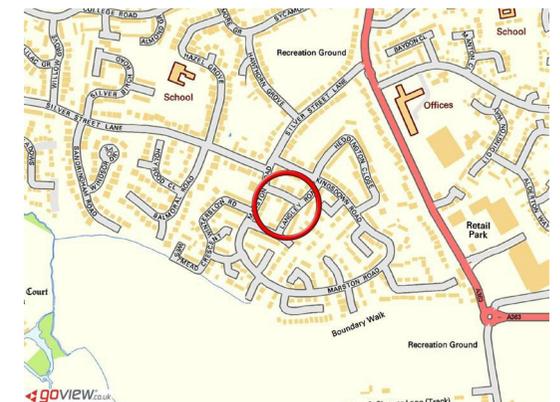
Up and over door to the front. Double glazed Velux window. Power and lighting. Eaves storage.



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



Total area: approx. 130.0 sq. metres (1398.8 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.