



16 Lowmead Trowbridge BA14 8SX

A fantastic opportunity to purchase a well presented and extended four bedroom detached family home, situated in the highly regarded St Thomas Road area, close to primary school, bus route, shops and town centre. The spacious interior boasts entrance hall, living room, large refitted kitchen with integrated appliances (2025), dining room with French doors onto gardens, utility room, cloakroom, refitted family bathroom, UPVC double glazing and gas central heating system with modern Worcester boiler. Additional features include garage, driveway providing parking, and good sized, well maintained garden with private, south-east facing aspect. Viewing is highly recommended.

Guide Price £450,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Obscured UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboard under. Oak wood flooring. Smoke alarm. Hive controls. Stripped wood doors off and into:

Living Room

17'2 x 11'0 (5.23m x 3.35m)

UPVC double glazed window to the front. Radiator. Television point. Stripped wood door to the:

Refitted Kitchen (2025)

24'6 x 8'10 (7.47m x 2.69m)

UPVC double glazed windows to the rear and side. Modern vertical radiator and additional radiator. Extensive range of modern wall, base, drawer and larder units with metro tiled splash-backs and compact laminate work tops. Single sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring gas hob with extractor hood over. Integrated dishwasher and fridge/freezer. Oak wood flooring and inset ceiling spotlights. Obscured glazed, stripped wood door to the utility room. Obscured glazed, stripped wood door to the hall. Opening to the:

Dining Room

11'11 x 11'11 (3.63m x 3.63m)

UPVC double glazed French doors and windows to the rear. Radiator. Wood flooring and coving.

Utility Room

9'10 x 6'9 (3m x 2.06m)

UPVC double glazed window and door to the rear. Range of wall, base and drawer units with rolled top work surfaces. Inset stainless steel sink with mixer tap. Plumbing for washing machine. Space for dryer and fridge/freezer. Tiled flooring. Door to the garage.

Cloakroom

Two piece white suite comprising wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Wood flooring. Access to loft space. Door to airing cupboard housing modern Worcester boiler and hot water tank. Stripped wood doors off and into:

Bedroom One

11'11 x 11'11 (3.63m x 3.63m)

UPVC double glazed window to the rear. Radiator. Coving. Tiled shower cubicle with electric shower and door enclosing; tiled flooring to the front.

Bedroom Two

39'4" x 36'1" (12'1 x 11'3)

UPVC double glazed window to the front. Radiator. Wood flooring and coving.

Bedroom Three

11'2 x 8'8 (3.4m x 2.64m)

UPVC double glazed window to the front. Radiator. Two built-in cupboards. Wood flooring and coving.

Bedroom Four

9'0 x 8'6 (2.74m x 2.59m)

UPVC double glazed window to the side. Radiator. Wood flooring.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator and additional radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to lawn and a variety of plants and shrubs. Iron gates providing access onto gravel driveway providing off road parking. Side pedestrian access to the rear.

To The Rear

Good sized, well maintained garden with private, south-east facing aspect comprising block paved patio area to the rear of dining room, gravel patio area with pergola, large area laid to lawn, and well stocked borders with a variety of plants, trees and shrubs. Potting shed. Outside tap. All enclosed by fencing.

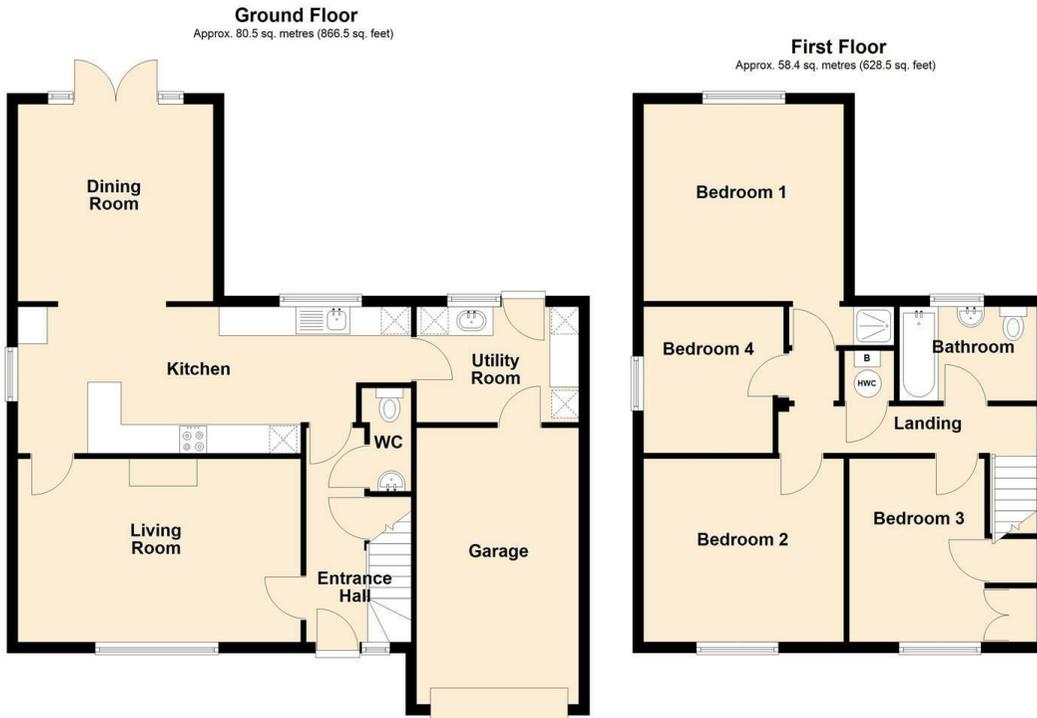
Garage

16'8 x 9'10 (5.08m x 3m)

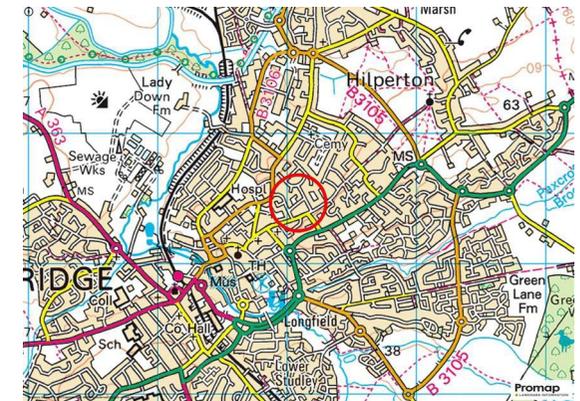
Up and over door to the front. Power and lighting. Door to the utility.



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



Total area: approx. 138.9 sq. metres (1495.0 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.