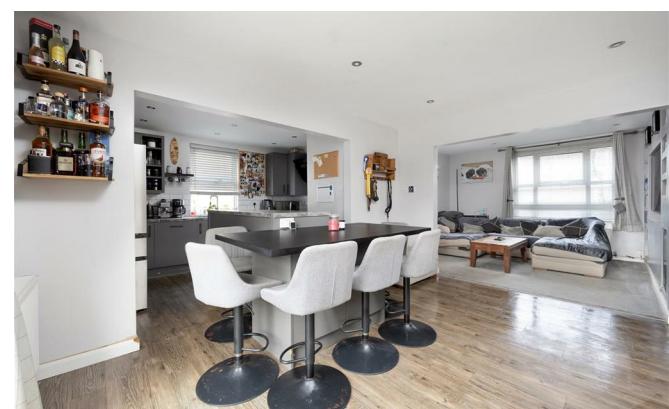


## 74 Pitman Avenue

Trowbridge BA14 0BZ

A deceptively spacious three bedroom semi-detached family home situated in popular residential location off the Frome Road, close to shop, schools and town centre. Well presented and updated accommodation comprises living room, dining room, refitted kitchen, refitted cloak/utility room and refitted family shower room. Benefits include UPVC double glazing, gas central heating with modern Ideal combi boiler and south-west facing garden with covered seating area and fire-pit. Vendor suited with no onward chain - viewing highly recommended.

**Offers Over £270,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Composite obscured double glazed door to the side. Radiator. Stairs to the first floor. Wood effect flooring. Fuse box and electric meter. Panelled doors off and into: cupboard.

### Living Room

11'10" x 10'12" (3.60 x 3.35)  
UPVC double glazed window to the front. Radiator. Media wall with television point, shelving and space for drinks fridge. Inset ceiling spotlights. Opening to the:

### Dining Room

14'1" x 12'1" (4.28 x 3.68)  
UPVC double glazed French doors to the rear. Two radiators. Wood effect flooring and inset ceiling spotlights. Breakfast bar. Opening to the:

### Kitchen

13'1" x 9'5" (4.00 x 2.86)  
UPVC double glazed window to the side. Radiator. Extensive range of wall, base, drawer and larder units with kick space lighting, metro tiled surrounds and square edge work surfaces. Acrylic single sink drainer unit with pull-down spray mixer tap. Built-in Bosch electric double oven and AEG four-ring induction hob with Bosch extractor hood over. Integrated AEG dishwasher. Space for American style fridge/freezer. Wood effect flooring and inset ceiling spotlights. Enclosed Ideal combi boiler.

### **Refitted Cloak/Utility Room**

7'11" x 3'11" (2.42 x 1.20)

Obscured UPVC double glazed window to the front. Chrome towel radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Plumbing for washing machine. Wood effect flooring and inset ceiling spotlight.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the front. Balustrade. Access to part boarded loft space. Smoke alarm. Panelled doors off and into:

#### **Bedroom One**

14'1" x 10'8" (4.28 x 3.26)

UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes with enclosed dressing table/vanity station. Inset ceiling spotlights. High level television point.

#### **Bedroom Two**

13'10" x 10'7" (4.22 x 3.22)

UPVC double glazed window to the front. Radiator. Inset ceiling spotlights. High level television point.

#### **Bedroom Three**

11' x 8'10" max (3.36 x 2.69 max)

UPVC double glazed window to the rear. Radiator. Inset ceiling spotlights.

### **Refitted Family Shower Room**

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with fully tiled surrounds

comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Path to the front door with storm porch over. Area laid to lawn with a variety of plants and shrubs. Path leading to gated rear pedestrian access. Gas meter. Enclosed by fencing and hedgerow.

#### **To The Rear**

Enclosed south-west facing garden, landscaped for entertaining; comprising decked area to the immediate rear with bar and pergola over, area laid to lawn and large covered seating area with fire-pit. Garden shed and workshop with power and lighting. Outside tap. All enclosed by fencing.



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



  
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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.

