



12 Albert Road Trowbridge BA14 7LP

A fantastic opportunity to purchase a beautifully built, detached chalet style home, of individual design within one of the towns most sought-after residential locations. Not only is the finish to a high specification, this turn key home is presented in 'as new' condition as the first one careful has kept the property beautifully. Flexible accommodation features include up to two reception rooms, dual aspect kitchen/dining room with quartz work tops and integrated appliances, two/three double bedrooms, shower/cloak room and family bathroom, double glazing, Karndean flooring, oak doors and modern gas central heating including under-floor heating to the ground floor. External features include plenty of parking, space to build a garage subject to P.P and good-sized low maintenance gardens with south-westerly aspect. The property is sold with no chain, viewing highly recommended.

Guide Price £370,000



Entrance Hall

Composite double glazed door to the front. Obscured UPVC double glazed window to the front. Under-floor heating. Stairs to the first floor with solid oak balustrade and cupboard under with fuse box. Smoke alarm. Karndean wood effect flooring and inset ceiling LED spotlights. Hive control unit.

Living Room

13'8" x 11'5" (4.17 x 3.48)

UPVC double glazed French doors to the rear. Underfloor heating. Television point. Wood effect Karndean flooring and inset ceiling LED spotlights.

Kitchen/Dining Room

22'8" x 10'3" MAX (6.91 x 3.12 (6.92 x 3.13) MAX)

UPVC double glazed windows to the front and side. Under-floor heating. Range of modern wall and base mounted units with quartz worksurfaces and upstands. Inset stainless steel one and a half bowl sink with swan neck mixer tap and engraved drainer. Built-in four-ring electric hob. Built-in high level electric oven. Integrated dishwasher, wine fridge and fridge/freezer. Plumbing for washing machine. Space for dining table. Karndean wood effect flooring and inset ceiling LED spotlights. UPVC double glazed French doors to the rear.



Bedroom Three

11'4" x 8'2" (3.45 x 2.49)
UPVC double glazed window to the front.
Under-floor heating. Television point.
Wood effect Karndean flooring and inset
ceiling LED spotlights.

Shower Room

Obscured UPVC double glazed window to
the rear. Chrome towel radiator. Three
piece white suite with porcelain tiled
surrounds comprising large walk-in
shower enclosure with mixer shower over
and glass screen enclosing, wash hand
basin with cupboard under and w/c with
enclosed cistern and dual push flush.
Wood effect Karndean flooring and inset
ceiling LED spotlights. Extractor fan.

FIRST FLOOR

Landing

Double glazed Velux window to the front
over stairwell. Radiator. Access to loft
space. Solid oak balustrade. Inset ceiling
LED spotlights. Smoke alarm. Oak double
doors to large linen cupboard with
shelving. Oak doors off and into:

Bedroom One

14'10" x 11'5" (4.52 x 3.48 (4.53 x
3.47))
UPVC double glazed window to the front
and double glazed Velux window to the
rear with fitted blind. Radiator. Inset
ceiling LED spotlights.

Bedroom Two

14'10" x 11'2" MAX (4.52 x 3.40 MAX)
UPVC double glazed window to the front
and double glazed Velux window to the
rear with fitted blind. Radiator. Inset
ceiling LED spotlights.

Bathroom

Obscured UPVC double glazed window to
the rear. Chrome towel radiator. Three
piece white suite with porcelain tiled
surrounds comprising panelled bath with
mains mixer shower over and glass
screen enclosing, wash hand basin with
cupboard under and w/c with enclosed
cistern and dual push flush. Wood effect
Karndean flooring and inset ceiling LED
spotlights. Extractor fan.

EXTERNALLY

To The Front

Sweeping tarmac driveway to the front
and gravel area providing off road
parking for several vehicles. Potential to
erect carport or construct garage subject
to planning. External lighting. All
enclosed by closed board fencing.
Wrought iron gate leading porcelain tiled
pathway to the rear.

To The Rear

Enclosed, low maintenance, south-east
facing garden comprising porcelain tiled
patio area to the immediate rear and area
laid to lawn. Garden shed. External
lighting, power point and tap. Enclosed
by closed board fencing.



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



Total area: approx. 98.8 sq. metres (1063.6 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.

