





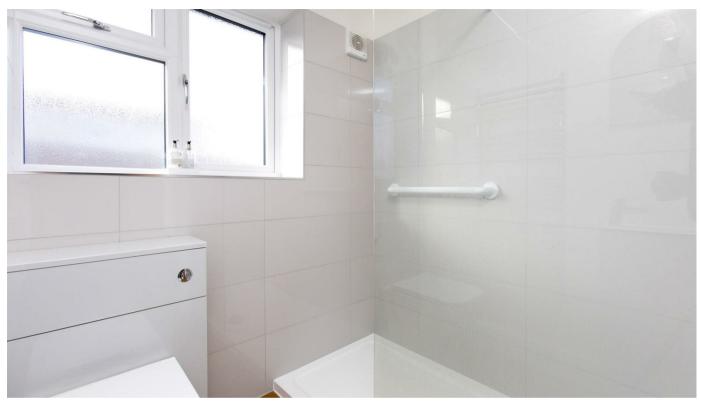
12 Albert Road

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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01225 777720 sales@kingstonstrowbridge.co.uk kingstonstrowbridge.co.uk 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.

