



29 Chilmark Road Trowbridge BA14 9DD

A fantastic opportunity to purchase a good sized three bedroom semi-detached house, within the highly regarded Broadmead development on the BOA side of town. Tucked away in small cul-de-sac over-looking Green Space, this family home comprises lounge/dining room, kitchen, bathroom and separate w/c. External features include home office, parking for three vehicles, garage, workshop, good sized enclosed south-west facing garden with private aspect and potential to extend subject to P.P. Viewing is highly recommended.

Guide Price £310,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Doors off and into:

Lounge/Dining Room

21'0" x 13'0" (6.42 x 3.98)

UPVC double glazed window to the front. Radiator. Feature fireplace with electric fire. Television point. Coving. UPVC double glazed window and door to the rear.

Kitchen

11'6" x 9'6" (3.52 x 2.92)

UPVC double glazed windows to the rear and side. Radiator. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel one and half bowl sink drainer unit with mixer tap. Space for range cooker with extractor hood over. Plumbing for washing machine. Vinyl flooring. UPVC double glazed door to the side.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space housing combi boiler. Doors off and into: airing cupboard with shelving.

Bedroom One

12'2" x 11'9" (3.73 x 3.60)
UPVC double glazed window to the front.
Radiator. Coving.

Bedroom Two

9'1" x 12'0" (2.77 x 3.66)
UPVC double glazed window to the rear.
Radiator. Coving.

Bedroom Three

8'9" x 8'8" max (2.67m x 2.64m max)
UPVC double glazed window to the front.
Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Two piece white suite with fully tiled surrounds comprising panelled bath with electric shower over and screen enclosing; and pedestal wash hand basin. Tiled flooring.

Separate W/C

Obscured UPVC double glazed window to the side. Two piece white suite comprising wash hand basin with tiled splash-back and w/c. Tiled flooring.

EXTERNALLY

To The Front

Over-looking large green area to the front. Storm porch. Entrance lights to front and side doors. Tandem driveway providing off road parking for several vehicles. Area laid to lawn with a variety of trees and shrubs.

To The Rear

Good sized south-west facing rear gardens with private aspect comprising partially covered patio area to the immediate rear with built-in bar, large area laid to lawn and borders variety of plants and shrubs. Path leading to garage and home office. All enclosed by fencing with gated side pedestrian access.

Garage

16'2" x 8'7" (4.95 x 2.62)
Up and over door to the front. Power and lighting. UPVC double glazed window to the side.

Workshop

8'7" x 6'7" (2.62 x 2.02)
Windows to the rear and side. Door to the side.

Home Office

9'9" x 8'3" (2.98 x 2.54)
Entrance lobby with UPVC double glazed door to the front and window to the side. Door to storage cupboard. Door to the main room with UPVC double glazed window and door to the side. Tiled flooring. Power and lighting.



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



Total area: approx. 113.4 sq. metres (1220.2 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.