

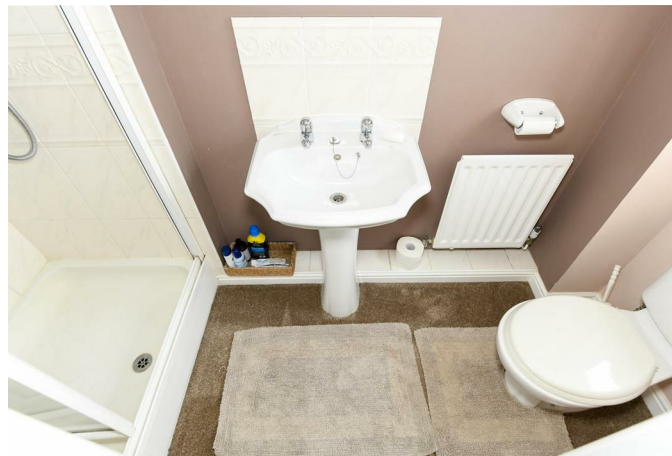


84 Lambrok Road

Trowbridge BA14 9HD

A well presented three bedroom detached family home situated on a good sized plot off the Wingfield Road conveniently located for railway station, schools and town centre. The deceptively spacious interior features entrance hall, cloakroom, living room, dining room, conservatory, refitted kitchen, en suite shower room and bathroom. Benefits include gas central heating, UPVC double glazing, enclosed rear garden, front garden, garage and driveway providing off road parking for several vehicles. Viewing recommended.

Offers Over £310,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured glazed panelled door and window to the front. Mat-well. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring and coving. Thermostat. Panelled doors off and into:

Cloakroom

UPVC double glazed porthole window to the front. Radiator. Pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan.

Living Room

15'8" x 10'5" (4.80 x 3.20)

UPVC double glazed window to the front. Radiator. Feature fireplace. Television point. Coving. Ceiling light and fan. Opening to the:

Dining Room

10'5" x 8'6" (3.20 x 2.60)

Radiator. Coving. Ceiling light and fan. Panelled door to the kitchen. Double glazed sliding patio doors to the:

Conservatory

11'5" x 9'2" (3.50 x 2.80)

UPVC double glazed and brick construction with French doors to the side. Tiled effect vinyl flooring.

Refitted Kitchen

10'4" x 9'2" (3.15 x 2.80)

UPVC double glazed window to the rear. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap and drinking water tap. Built-in four-ring induction hob with glass splash-back and extractor hood over. Built-in high level electric oven and microwave oven. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Enclosed modern boiler. Wood effect flooring. Obscured double glazed panelled door to the side. Panelled door to the hall.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Coving. Smoke alarm. Panelled doors off and into:

Bedroom One

12'9" x 11'5" (3.90 x 3.50)

UPVC double glazed window to the front. Radiator. Built-in wardrobes, dressing table, drawers and high level cupboards. Ceiling light and fan. Coving. Panelled door to the:

En Suite Shower Room

UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and bi-fold doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan.

Bedroom Two

11'1" x 10'2" max (3.40 x 3.10 max)

UPVC double glazed window to the rear. Radiator. Built-in wardrobes and shelves. Ceiling light and fan. Coving.

Bedroom Three

10'5" x 6'10" (3.20 x 2.10)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Shaving point and extractor fan. Tiled effect vinyl flooring. Airing cupboard housing hot water tank.

EXTERNALLY

To The Front

Path to the front door with entrance light. Areas laid to gravel with well stocked and established borders with a variety of plants, trees and shrubs. Block paved and tarmac driveway providing off road parking for several vehicles. Enclosed by fencing and high hedgerow. Gated side pedestrian access to the rear.

To The Rear

Enclosed rear garden comprising paved patio area to the immediate rear, steps up to area laid to gravel with well stocked and established borders with a variety of plants, trees and shrubs. Garden shed. Storage area to the side. Enclosed by fencing.

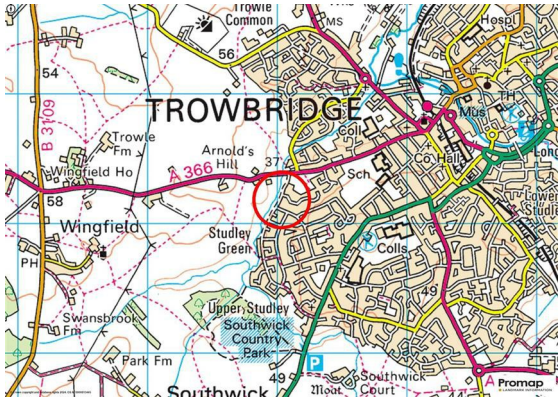
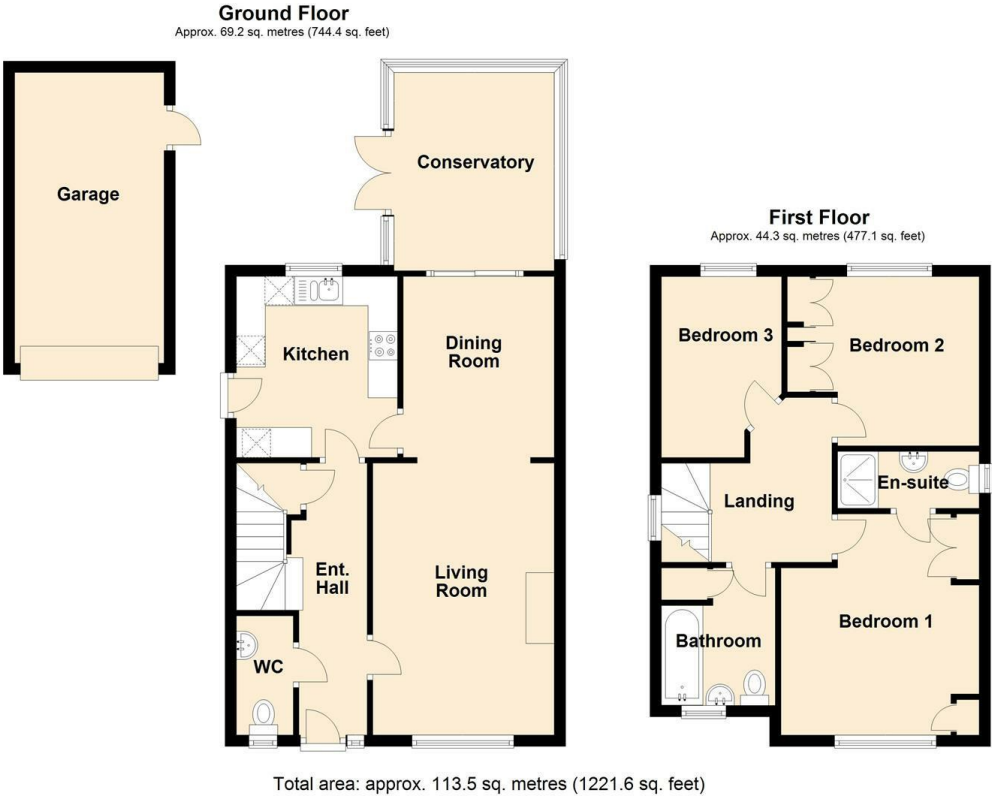
Garage

16'8" x 8'6" (5.10 x 2.60)

Up and over door to the front. Power and lighting. Eaves storage. UPVC double glazed door to the side.



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




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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.