

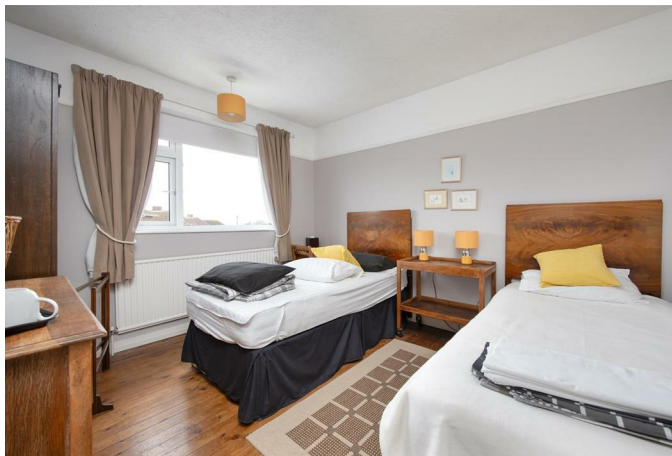


25 Blair Road Trowbridge BA14 9JZ

A well presented and extended 1950's semi-detached family home situated within the well regarded Blair Road crescent on the Wingfield side of town close to schools, town centre & railway station. The modern interior boasts entrance porch & hall, dual aspect living room, dual aspect family room, fitted kitchen/dining room with integrated appliances, utility/boot room, cloakroom, four good sized bedrooms, en suite shower room and family bathroom. Additional features block paved driveway with parking for 2-3 vehicles, UPVC double glazing, gas central heating and large south-east facing established gardens with private aspect. Viewing is highly recommended.

Guide Price £350,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. Smoke alarm. Wood effect vinyl flooring. Door to cloak cupboard. UPVC double glazed door to the:

Entrance Hall

Radiator. Wood flooring and coving. Stairs to the first floor and down into family room. Smoke alarm. Doors off and into:

Living Room

18'0 x 14'8 max (5.49m x 4.47m max)
UPVC double glazed bay window to the front and UPVC double glazed window to the side. Radiator. Feature fireplace with wood mantle, marble surrounds and gas fire inset. Television point. Wood flooring, picture rail and coving.

Family Room

16'4 x 10'2 max (4.98m x 3.10m max)
UPVC double glazed windows to the front and rear. UPVC double glazed French doors to the rear. Radiator. Coving.

Kitchen/Dining Room

13'0 x 12'9 max (3.96m x 3.89m max)
UPVC double glazed window to the rear. Radiator. Range of modern shaker style wall, base and drawer units with rolled top work surfaces and up-stands. Stainless steel double bowl, single drainer unit with mixer tap. Space for built-in high level electric oven. Built-in stainless steel four-ring gas hob with glass splash-back with extractor hood over. Plumbing for dishwasher. Space for table. Wood flooring and coving. UPVC double glazed door to the:

Utility/Boot Room

10'0 x 9'11 (3.05m x 3.02m)

Two UPVC double glazed windows to the rear and UPVC double glazed window to the side. Range of modern shaker style wall and base units with rolled top work surfaces and up-stands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. UPVC double glazed door to the side. Tiled effect vinyl flooring and coving. Access to loft space. Door to the:

Cloakroom

Two piece white suite comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled effect vinyl flooring and coving.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Balustrade. Access to loft space with ladder. Coving. Smoke alarm. Doors off and into: airing cupboard housing hot water tank.

Bedroom One

12'5 x 8'9 (3.78m x 2.67m)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes with sliding doors enclosing. Coving. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite comprising large shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Extractor fan. Shaving point and light. Tiled effect vinyl flooring.

Bedroom Two

11'8 x 10'4 (3.56m x 3.15m)

UPVC double glazed window to the front.

Radiator. Wood flooring and picture rail. Built-in cupboard. Television point.

Bedroom Three

10'4 x 10'4 (3.15m x 3.15m)

UPVC double glazed window to the rear. Radiator. Wood flooring and picture rail. Built-in cupboard. Recess with shelving. Television point.

Bedroom Four

8'9 x 7'4 (2.67m x 2.24m)

UPVC double glazed window to the front. Radiator. Wood flooring and picture rail.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring and coving.

EXTERNALLY

To The Front

Storm porch over front door. Border with a variety of trees and shrubs. Block paved driveway for 2-3 vehicles. Enclosed by fencing and walling.

To The Rear

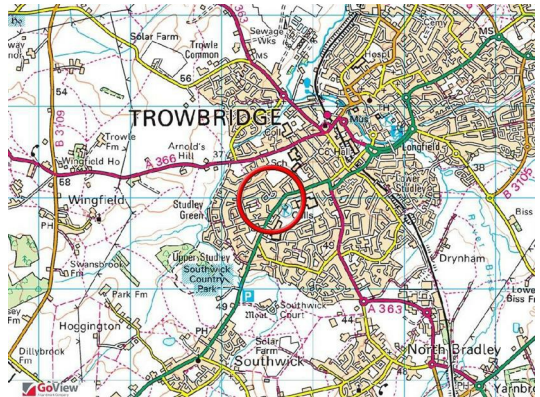
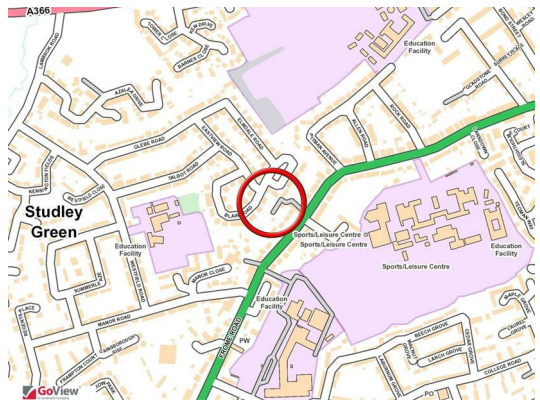
Large enclosed south-east facing garden comprising two patio areas to the immediate rear with pergolas over, large area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Greenhouse. Additional garden area with raised vegetable beds, fruit trees, chicken coop, large paved area and three sheds. Outside tap and light. Bin storage area. All enclosed by fencing and walling with gated side pedestrian access.



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



Total area: approx. 127.9 sq. metres (1376.2 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.