



**KINGSTONS**



## 41 Toucan Street

Trowbridge BA14 7FY

A four DOUBLE bedroom detached family home boasting a good sized private garden, single garage and driveway; situated on the well regarded Southview Park development close to countryside and town centre. This spacious property features accommodation arranged over three floors and comprises entrance hall, cloakroom, dual aspect living room, triple aspect kitchen/dining room with integrated appliances, family bath/shower room, additional shower room and ensuite to main bedroom. Benefits include UPVC double glazing and gas central heating. The property would benefit from some cosmetic improvement and is sold with the added benefit of no onward chain. Viewing is highly recommended.

**Offers In The Region Of £350,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Fuse box. Wood effect flooring. Stairs to the first floor. Doors off and into:

### Living Room

16'5" x 10'10" (5.00 x 3.30)  
UPVC double glazed window to the front. UPVC double glazed French doors to the rear. Two radiators. Feature fireplace. Television point.

### Kitchen/Dining Room

16'5" x 11'2" max (5.00 x 3.40 max)  
UPVC double glazed windows to the front and side. Radiator. Range of wall and base mounted units with metro tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Integrated slimline dishwasher, washing machine and fridge/freezer. Space for table. Door to small storage cupboard. Wood effect flooring and inset ceiling spotlights. Enclosed boiler. UPVC double glazed French doors to the rear.

### Cloakroom

Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin and w/c with dual push flush. Extractor fan. Wood effect flooring.

## FIRST FLOOR

### **Landing**

UPVC double glazed window to the rear. Stairs to the second floor. Doors off and into: airing cupboard housing pressurised hot water tank and shelving.

### **Bedroom One**

16'5" x 11'2" (5.00 x 3.40)

UPVC double glazed windows to the front and rear. Two radiators. Built-in double wardrobe. Door to the:

### **En Suite Shower Room**

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring. Shaving point. Extractor fan.

### **Bedroom Four**

10'10" x 9'2" (3.30 x 2.80)

UPVC double glazed window to the rear. Radiator.

### **Family Bath & Shower Room**

Obscured UPVC double glazed window to the front. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, large shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring.

### **SECOND FLOOR**

### **Landing**

Double glazed Velux window to the rear. Radiator. Smoke alarm. Doors off and into:

### **Bedroom Two**

12'6" x 11'2" (3.80 x 3.40)

UPVC double glazed window to the front. Double glazed Velux window to the rear. Two radiators. Access to loft space.

### **Bedroom Three**

12'6" x 9'2" (3.80 x 2.80)

UPVC double glazed window to the front. Double glazed Velux window to the rear. Two radiators.

### **Shower Room**

Double glazed Velux window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring.

### **EXTERNALLY**

### **To The Front**

Storm porch over front door with entrance light. Areas laid to lawn with shrubs. Gated side pedestrian access to the rear. Driveway providing off road parking.

### **To The Rear**

Enclosed garden with private aspect comprising paved patio across the rear of the property, area laid to lawn, additional patio area and a variety of plants, trees and shrubs. Outside tap and lights. All enclosed by fencing and walling.

### **Garage**

16'9" x 8'10" (5.10m x 2.70m)

Up and over door to the front. Power and lighting. Eaves storage.



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



  
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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.

