



## 7 Shore Place Trowbridge BA14 9TB

An extended, detached family home with large gardens backing onto fields, located in a prime position in one of the finest cul de sacs in Trowbridge. The Walwayne Court development is on the Bradford on Avon side of town is close to shops, bus route, and primary and secondary schools. The spacious accommodation is well presented and features entrance hall, cloakroom, 7m living/family room, study, large kitchen/dining room, utility room, four bedrooms, en suite shower room and family bathroom. Additional features include UPVC double glazing, gas central heating, large south-west facing gardens with private aspect over-looking fields, home office, garage and driveway providing off road parking for several vehicles. Viewing is highly recommend. No onward chain.

**Guide Price £475,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window to the front. Contemporary vertical radiator. Stairs to the first floor with recess under. Polished tiled flooring, coving and inset ceiling spotlights. Three built-in storage cupboards. Smoke alarm. Thermostat. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising corner wash hand basin and w/c. Polished tiled flooring and inset ceiling spotlight.

### Living/Family Room

24'7" x 16'0" (7.50 x 4.90)

UPVC double glazed window and French doors to the rear. Two modern style radiators. Wood flooring. Panelled doors off and into:

### Study

9'2" x 8'10" (2.80 x 2.70)

UPVC double glazed bay window to the front. Vertical radiator. Wood flooring and coving.

### Kitchen/Dining Room

20'4" x 19'4" max irregular shape (6.20 x 5.90 max irregular shape)

UPVC double glazed window and sliding patio doors to the rear. Two contemporary vertical radiators. Range of high gloss wall, base and drawer unit with laminate work-tops and splash-backs. Sink drainer unit with mixer tap. Built-in high level Bosch double oven. Built-in four-ring Bosch induction hob with stainless steel splash-back with extractor hood over. Integrated dishwasher. Space for dining table. UPVC double glazed door to the front. Travertine stone tiled flooring and inset ceiling spotlights. Smoke alarm. Panelled door to the:



### Utility Room

8'6" x 4'7" (2.60 x 1.40)

UPVC double glazed window to the rear. Radiator. High gloss wall and base units with laminate work-tops and splash-backs. Single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted combi boiler. Travertine stone tiled flooring and inset ceiling spotlights. Extractor fan. Door to the garage.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the front. Radiator. Access to loft space. Coving. Smoke alarm. Panelled doors off and into: linen cupboard with shelving.

#### Bedroom One

14'1" x 13'5" max irregular shape (4.30 x 4.10 max irregular shape)

UPVC double glazed window to the rear with views over fields. Radiator. Access to loft space. Panelled door to the:

#### En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Wood effect flooring.

#### Bedroom Two

12'5" x 10'2" (3.80 x 3.10)

UPVC double glazed window to the rear with views over fields. Radiator. Coving.

#### Bedroom Three

11'9" x 7'2" (3.60 x 2.20)

UPVC double glazed window to the rear with views over fields. Radiator. Coving.

### Bedroom Four

9'6" x 7'6" (2.90 x 2.30)

UPVC double glazed window to the front. Radiator. Coving.

### Family Bathroom

Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring and coving. Shaving point. Extractor fan.

### EXTERNALLY

#### To The Front

Storm porch over front door with entrance light. Additional entrance light to kitchen door. Small area laid to lawn and a variety of plants and shrubs. Gated side pedestrian access to the rear. Large block paved driveway providing off road parking for several vehicles.

#### To The Rear

Large private, southerly facing garden backing onto fields comprising gravel and paved patio areas to the immediate rear, area laid to lawn, steps down to additional paved patio and garden area; and a variety of plants, trees and shrubs. Garden shed. External tap and lighting. All enclosed by fencing and hedgerow.

#### Home Office

11'5" x 7'6" (3.50 x 2.30)

Timber construction. Double glazed French doors to the front. Double glazed windows to the rear and side. Electric heater. Power and lighting. Wood flooring.

#### Garage

15'8" x 7'10" (4.80 x 2.40)

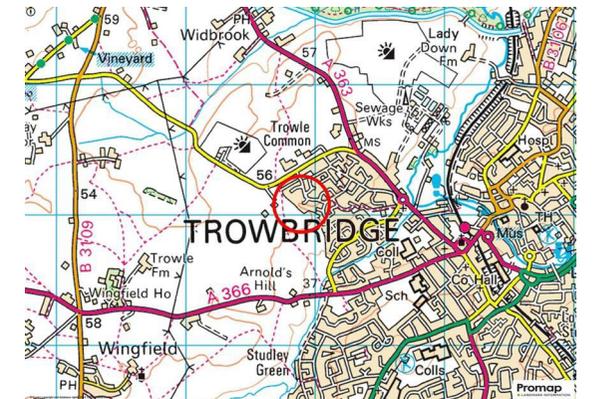
Electric roller door to the front. Power and lighting. Eaves storage. Wall and base mounted units with work-top.



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



Total area: approx. 167.4 sq. metres (1802.0 sq. feet)



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

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.