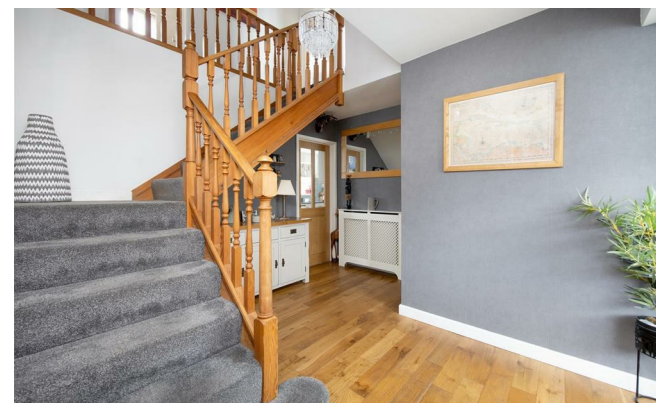




## 1b Holbrook Lane Trowbridge BA14 0PP

A spacious and updated detached family home on a large plot with gated entrance and situated close to Holbrook primary school, town centre and railway station. Formerly a four bedroom, this three double bedroom property features entrance porch, large entrance hall, 21ft living room, conservatory, 21ft refitted kitchen/dining room, refitted cloakroom, 21ft main bedroom with refitted en suite; and refitted family bathroom. Additional features include gas central heating with Worcester boiler, UPVC double glazing, garage, block paved driveway providing parking for several vehicles and good sized private west facing landscaped gardens with summer house. Viewing highly recommended.

**Offers Over £425,000**







## **ACCOMMODATION**

All measurements are approximate

### **Entrance Porch**

10'4 x 5'8 (3.15m x 1.73m)

UPVC double glazed door to the front. UPVC double glazed windows to the front and side. Tiled flooring. Light. Obscured glazed window and door to the:

### **Entrance Hall**

11'5 x 11'4 max (3.48m x 3.45m max)

Radiator. Oak flooring. Stairs to the first floor. Oak doors off and into:

### **Refitted Cloakroom**

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

### **Living Room**

21'1 x 12'2 (6.43m x 3.71m)

UPVC double glazed window to the front. Radiator. Feature stone fireplace with marble surrounds and hearth; and living flame gas fire inset. Television point. Oak flooring. Double glazed sliding patio doors to the:

### **Conservatory**

13'0 x 12'5 (3.96m x 3.78m)

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





### Refitted Kitchen/Dining Room

21'5 x 10'2 (6.53m x 3.10m)

UPVC double glazed windows to the rear. Range of wall and base mounted units with granite work tops and tiled splashbacks. Inset stainless steel one and a half bowl sink unit with mixer tap and engraved drainer. Range Master cooker with extractor hood over. Integrated fridge/freezer and wine fridge. Plumbing for washing machine. Space for table. Wood effect flooring. Television point. UPVC double glazed door to the side. Oak door to the garage.

### FIRST FLOOR

#### Galleried Landing

Balustrade. Smoke Alarm. Access to loft space. Oak doors off and into: airing cupboard.

#### Main Bedroom

21'2 x 11'11 (6.45m x 3.63m)

UPVC double glazed windows to the front and rear. Two radiators. Built-in run of wardrobes with drawers. Television point. Oak door to the:

#### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large shower enclosure with rainfall shower over, additional shower attachment and doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

#### Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Wood effect flooring.

### Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

### EXTERNALLY

#### To The Front

Five-bar gate enclosing block paved driveway for several vehicles. Entrance light. Areas laid to lawn. Enclosed by walling and hedgerow.

#### To The Rear & Side

Good sized enclosed, landscaped garden with private aspect comprising large flagstone patio area to the side and rear, large area laid to lawn, mixed border with a variety of plants and shrubs; and decked area with summer house. Timber framed gazebo with pitched tiled roof (Hot-tub by separate negotiation). External lighting, tap and power points. Storage area to side with mixed border and garden shed. All enclosed by fencing with gated side pedestrian access to the front.

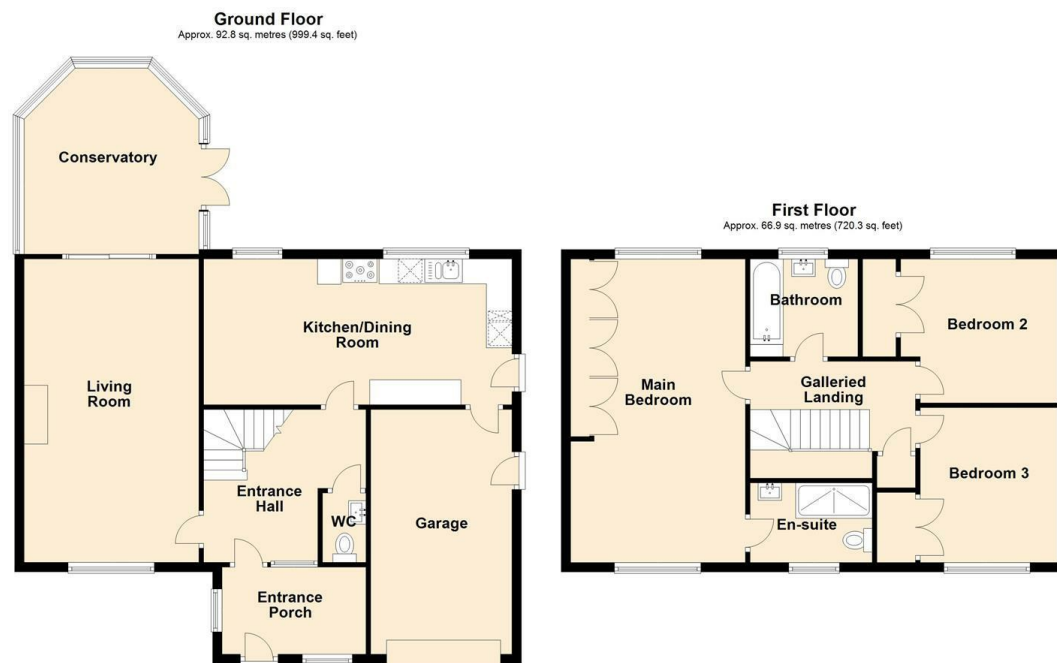
### Garage

17'10 x 9'6 (5.44m x 2.90m)

Up and over door to the front. Obscured UPVC double glazed door to the side. Fuse box. Gas meter. Wall mounted Worcester boiler. Space for tryer. Rolled top work surface and shelving. Space for fridge/freezer.



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



Total area: approx. 159.8 sq. metres (1719.7 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.

