



KINGSTONS

5 Springfield Park

Trowbridge BA14 7HT

A fantastic opportunity to purchase a five bedroom detached family home, tucked away within the highly regarded Springfield Park off St Thomas Road, close to primary school, bus route, shops and town centre. The spacious interior boasts entrance hall, living room, dining room, family room, kitchen/breakfast room, utility room, cloakroom, bathroom, shower room, UPVC double glazing and gas central heating system. Additional features include garage, driveway providing parking for several vehicles, and large southerly facing, walled garden, approx. 30m x 17m (100ft x 55ft). Viewing is highly recommended.

Guide Price £425,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Hardwood door to the front with obscured glazed side panel window. Radiator. Stairs to the first floor. Parquet wood flooring. Smoke alarm. Telephone point. Doors off and into:

Dining Room

14'2" x 7'7" (4.33 x 2.31)

UPVC double glazed window to the rear. Radiator. Parquet wood flooring. Door to understairs storage cupboard. Thermostat. Opening to the:

Living Room

17'11" x 12'2" (5.45 x 3.70)

UPVC double glazed window to the front. Two radiators. Stone feature fireplace with gas fire inset. Television point. Parquet wood flooring and wall lights. Obscured glazed bi-fold doors to the:

Family Room

21'4" x 9'5" (6.50 x 2.88)

UPVC double glazed windows to the rear and side. Two radiators. Parquet wood flooring. UPVC double glazed door to the side.

Kitchen/Breakfast Room

10'5" x 10'3" (3.17 x 3.12)

UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and work tops. Stainless steel single sink, double drainer unit. Space for cooker. Plumbing for dishwasher. Door to large larder cupboard with window to the side, cooling slab, shelving and power point. Built-in cupboard with shelving. Serving hatch to dining room. Wall mounted Worcester boiler. Heating controls. Vinyl tiled flooring. Part obscured glazed door to the:



Side Passage

Part obscured glazed door to the front. Obscured UPVC double glazed door to the rear. Lighting. Part obscured glazed door to the garage. Part obscured glazed door to the:

Utility Room

8'1" x 4'11" (2.46 x 1.50)
Window to the rear. Belfast sink. Plumbing for washing machine. Space for fridge/freezer. Power and lighting.

Cloakroom

Obscured UPVC double glazed window to the front. Corner wash hand basin and w/c. Parquet wood flooring.

FIRST FLOOR

Landing

UPVC double glazed windows to the front and side. Two radiators. Wall light. Access to boarded loft space with ladder. Smoke alarm. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

15'4" x 9'5" (4.67 x 2.88)
UPVC double glazed windows to the rear and side. Radiator.

Bedroom Two

11'11" x 11'4" (3.62 x 3.45)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

12'1" x 9'3" (3.68 x 2.81)
UPVC double glazed window to the front. Radiator.

Bedroom Four

11'11" x 6'3" (3.62 x 1.90)
UPVC double glazed window to the front. Radiator.

Bedroom Five

8'7" x 7'10" (2.62 x 2.40)
UPVC double glazed windows to the rear and side. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator and heated towel rail. Two piece suite with tiled surrounds comprising panelled bath and pedestal wash hand basin. Wood effect flooring.

Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with tiled surrounds comprising shower cubicle with mains shower over and door enclosing, corner wash hand basin and w/c. Vinyl floor tiles.

EXTERNALLY

To The Front

Storm porch over front and side passage doors. Large area laid to lawn and borders with a variety of plants and shrubs. Driveway providing off road parking for several vehicles. Opening to the rear.

To The Rear

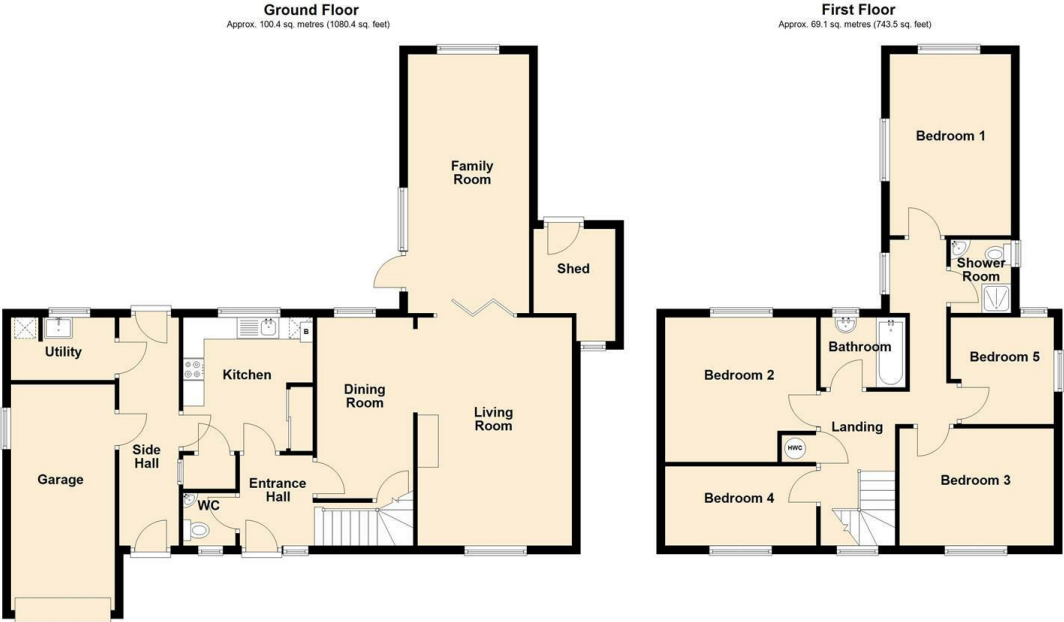
Large southerly facing, walled garden, approx. 30m x 17m (100ft x 55ft) comprising patio area to the immediate rear, large area laid to lawn, mature trees and borders with a variety of plants and shrubs. Brick built storage shed. Partially enclosed by fencing and stone walling.

Garage

17'9" x 8' (5.42 x 2.45)
Up and over door to the front. Window to the side. Power and lighting. Fuse box, gas and electric meters.



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



Total area: approx. 169.4 sq. metres (1823.9 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.

