



## 1 Barley Rise

Trowbridge BA14 6FJ

A well presented and updated semi-detached house situated on the outskirts of Trowbridge near to countryside and riverside walks leading to supermarket, cinema complex & park. The modern interior boasts refitted kitchen with extensive storage and Zanussi appliances, open plan living/dining room, UPVC double glazed conservatory, cloakroom, three good sized bedrooms and family bathroom. Features include UPVC double glazing, gas central heating system, good sized professionally landscaped garden with private aspect, single garage and two parking spaces. Viewing is highly recommended.

**Offers Over £270,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed door to the front. Mat-well. Radiator. Smoke alarm. Stairs to the first floor. Heating controls. Wood effect flooring. Panelled doors off and into:

### Living/Dining Room

15'11 x 14'6 (4.85m x 4.42m)  
UPVC double glazed windows to the front and rear. Radiator. Television and telephone points. Built-in television unit with cupboard under. UPVC double glazed French doors to the rear garden. Panelled door to under stairs storage cupboard. Wood effect flooring. Open plan to the:

### Kitchen/Breakfast Room

11'4 x 8'11 (3.45m x 2.72m)  
UPVC double glazed window to the rear. Kick space heater. Extensive range of modern matt finish wall, base and drawer units with tiled surrounds and work surfaces. Composite one and a half bowl sink drainer unit with mixer tap. Built-in eye-level stainless Zanussi electric oven. Built-in Zanussi four-ring induction hob with extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Breakfast bar. Wood effect flooring and inset ceiling spotlights. Cupboard housing replacement Worcester combi boiler.

### **Conservatory**

11'1 x 9'9 (3.38m x 2.97m)  
UPVC double glazed and brick construction with French doors to the side. Wood effect flooring. Ceiling light and fan. Power points.

### **Cloakroom**

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-backs and w/c. Fuse box. Wood effect flooring.

## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

11'3 x 9'3 (3.43m x 2.82m)  
UPVC double glazed window to the rear. Radiator. Television point. Built-in double wardrobe.

### **Bedroom Two**

10'4 x 8'7 (3.15m x 2.62m)  
UPVC double glazed window to the rear. Radiator. Built-in single wardrobe.

### **Bedroom Three**

7'5 x 7'1 (2.26m x 2.16m)  
UPVC double glazed window to the front. Radiator.

### **Family Bathroom**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising: panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Extractor fan. Wood effect vinyl flooring.

## **EXTERNALLY**

### **To The Front**

Step up to front door with storm porch over. Area laid to loose stone chippings with shrubs and hedgerow. Gas and electric meters. Gated side pedestrian access to the rear garden. Gravel parking space and tarmac parking space to the front of garage.

### **To The Rear**

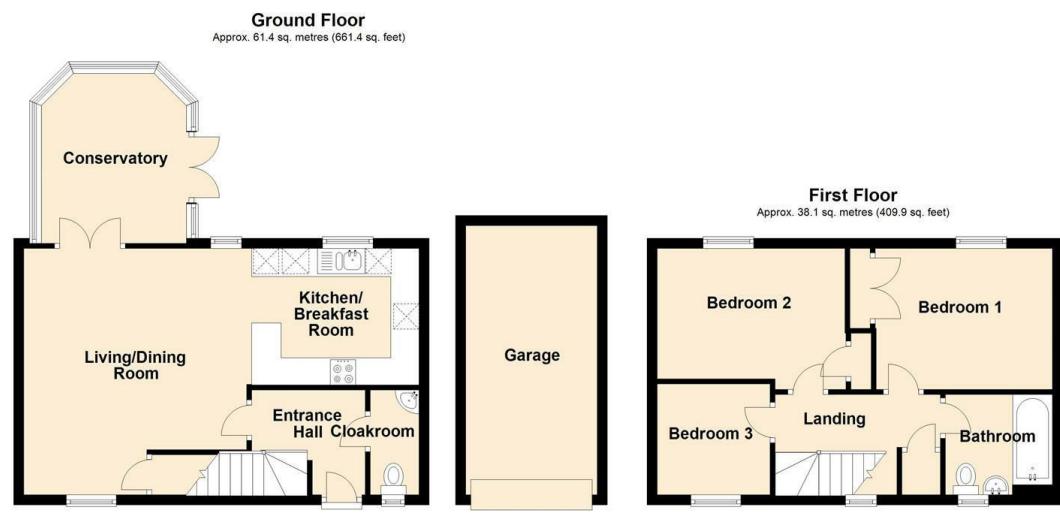
Good sized professionally landscaped garden with private aspect comprising large flagstone patio area to the immediate rear, areas laid to lawn, bark chipping borders and raised borders with a variety of plants and shrubs. garden shed. Side courtyard area. All enclosed by fencing with gated pedestrian access to the front.

### **Garage**

17'6 x 8'5 (5.33m x 2.57m)  
Up and over door to the front. Power and lighting.



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



Total area: approx. 99.5 sq. metres (1071.2 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.

