



## 13 Boundary Walk

Trowbridge BA14 0LT

A fantastic opportunity to purchase a recently refurbished and extended 3/4 bedroom family home situated close to open countryside, off the well regarded Silver Street Lane. The extensive accommodation comprises living room & family rooms with media walls, high specification kitchen/dining room with granite work surfaces and integrated appliances, utility room, office/4th bedroom, ground floor shower room, family bathroom and three good sized bedrooms. Additional features include newly fitted uPVC double glazed windows, central heating system and upgraded electrics. External features include good sized, enclosed landscaped garden with private aspect, double driveway and single garage. Viewing is highly recommended, no onward chain.

**Guide Price £350,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the front. UPVC double glazed window to the side with fitted blind. Radiator. Wood flooring and inset ceiling spotlights. Smoke alarm. Understairs storage cupboard. Modern wooden doors off and into:

### Living Room

16'4" x 10'10" (5.00 x 3.32)

UPVC double glazed window to the front with fitted shutters. Radiator. Bespoke media wall with built-in cupboards, display shelving and high level television point. Wood flooring. Stairs to the first floor with small cupboard under.

### Family Room

10'10" x 10'4" (3.31 x 3.17)

Radiator. Bespoke media wall with display shelving and high level television point. Polished tiled flooring. Opening to the:

### Kitchen/Dining Room

25'1" x 12'1" (7.65 x 3.70)

Vaulted ceiling with three double glazed Velux windows. UPVC double glazed windows to the rear and side with fitted blinds. UPVC double glazed French doors to the rear with fitted blinds. Two radiators and under-floor heating. Extensive range of modern base, drawer and larder units with granite work surfaces and splash-backs. Breakfast bar. Inset stainless steel one and a half bowl sink unit with mixer tap and engraved drainer. Built-in high level stainless steel Neff electric oven and combination oven. Built-in four-ring AEG induction hob with integrated extractor. Integrated dishwasher and fridge/freezer. Space for dining table. Polished tiled flooring and inset ceiling spotlights. Modern wooden door to the:

### Utility Room

10'5" x 7'8" (3.19 x 2.36)

Obscured UPVC double glazed door to the side. Radiator. Rolled top work surface. Plumbing for washing machine. Space for dryer. Built-in storage cupboard housing water softener. Built-in cupboard housing boiler, hot water tank, expansion tank and heating controls. Wood effect flooring and inset ceiling spotlights. Modern wooden door to the garage.

### Office/Bedroom Four

8'8" x 7'8" (2.66 x 2.36)

UPVC double glazed window to the side with fitted blind. Radiator. Wood flooring.

### Shower Room

Chrome towel radiator. Three piece suite with fully stone tiled surrounds comprising large shower cubicle with corner shelving, mains rain-fall shower over and sliding doors enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Large mirror. Stone tiled flooring and inset ceiling spotlights. Extractor fan.

## FIRST FLOOR

### Landing

Obscured UPVC double glazed window to the side. Balustrade. Access to boarded loft space with ladder. Smoke alarm. Modern wooden doors off and into: airing cupboard with shelving.

### Bedroom One

12'9" x 10'5" (3.89 x 3.19)

UPVC double glazed window to the rear. Radiator. High level television point.

### Bedroom Two

11'10" x 9'10" (3.61 x 3.02)

UPVC double glazed window to the front. Radiator.

### Bedroom Three

8'8" x 7'8" (2.66 x 2.34)

UPVC double glazed window to the front. Radiator. Wardrobe alcove with hanging rail.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece suite with fully tiled surrounds comprising spa bath with shower mixer tap, mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Large mirror. Wood flooring and inset ceiling spotlights. Extractor fan.

## EXTERNALLY

### To The Front

Path to the front door. Area laid to lawn with tree, and gravel borders with a variety of plants and shrubs. Partially enclosed by low level walling. Gas and electric meters. Path to the rear.

### To The Rear

Good sized enclosed, landscaped garden with private aspect comprising large slate stone paved patio area to the immediate rear, area laid to gravel, area laid to lawn and raised beds with a variety of plants, trees and shrubs, and cut sleepers enclosing. External power points, tap and lights. Large shed. All enclosed by fencing and walling with gated rear pedestrian access onto driveway for two vehicles.

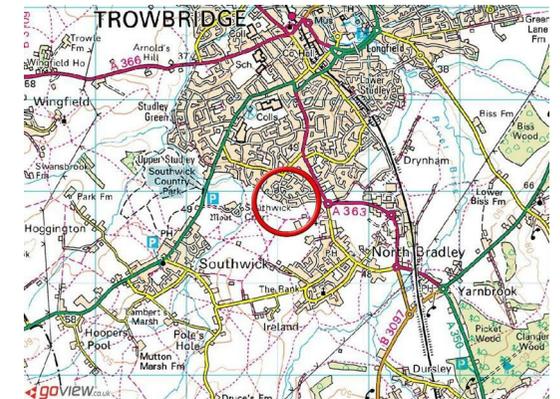
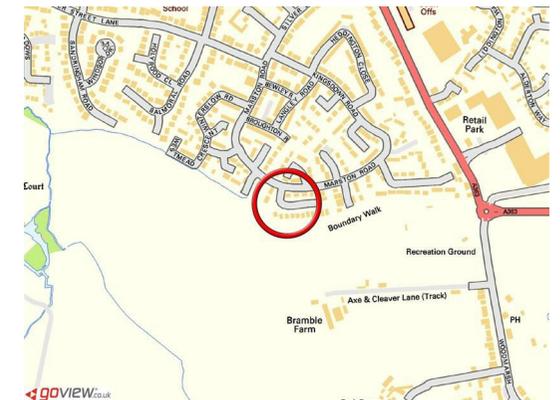
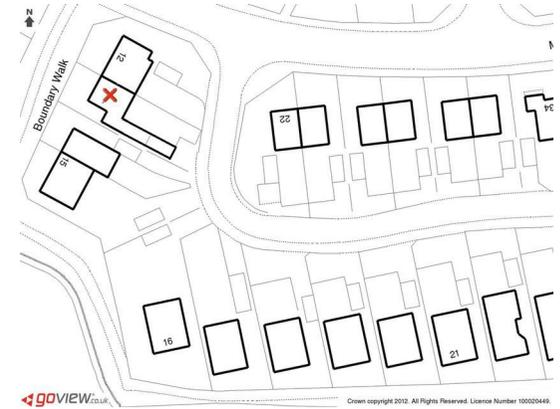
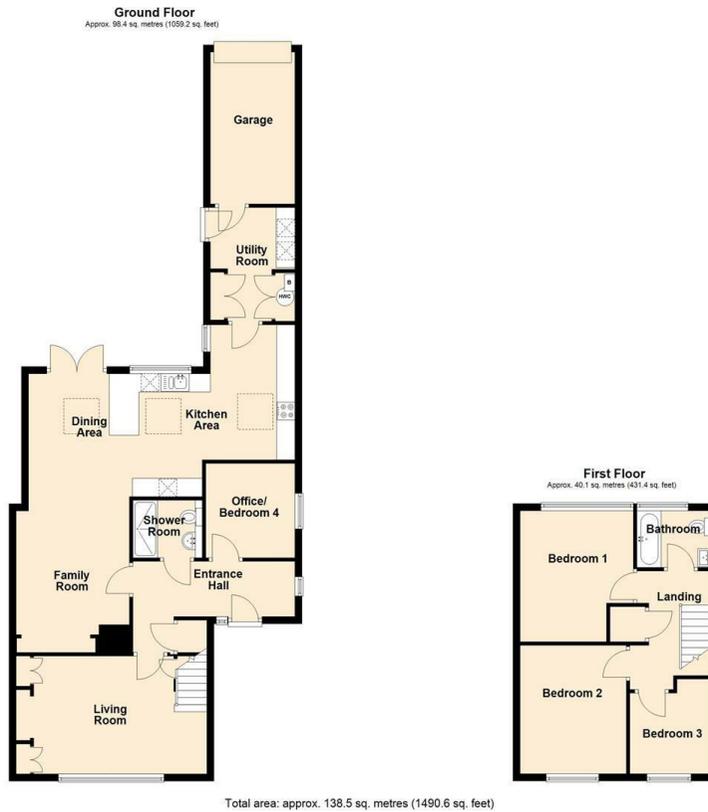
### Garage

13'11" x 8'7" (4.26 x 2.62)

Roller door to the front. Power and lighting. Door to the utility room.



Tenure **Freehold**  
 Council Tax Band **C**  
 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.