



## St. Georges Place

Semington, Trowbridge BA14 6GB

- No Onward Chain
- Two En-suites Plus Bathroom
  - Utility Room
- Quiet Street at Edge of Village
  - Near Kennet & Avon Canal
- Four Bedroom Detached
- Two Reception Rooms and Office
- Double Garage with Ample Parking
  - Close to Countryside Walks
  - Good Village Primary School

**Asking Price £575,000 Freehold**





### **Hallway**

External door, stairs to first floor with under stairs storage, radiator and doors to living room, kitchen/diner, study and WC.

### **Living Room**

14'6" x 11'11"

Window to front elevation, radiator and double doors to dining room.

### **Dining Room**

9'9" x 11'11"

Radiator, door to kitchen/diner and patio doors to garden.

### **Kitchen/Diner**

15'8" x 19'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and dishwasher, fitted eye level electric fan assisted oven and grill, built-in four ring electric hob, window to rear elevation, radiator, door to utility room and double doors to porch.



### **Porch**

External door to garden with windows to rear and side elevation.

### **Utility**

5'1" x 6'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, boiler, space for washing machine and door to driveway.

### **Study**

5'2" x 8'3"

Window to front elevation and radiator.

### **WC**

Fitted with a two piece suite comprising wash hand basin and WC, window to side elevation and radiator.

### **Landing**

Window to front elevation, airing cupboard, radiator and doors to bedrooms and bathroom.

### **Bedroom One**

12'0" x 12'2"

Window to front elevation, fitted wardrobes, radiator and door to en-suite.

### **En-suite**

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to side elevation and radiator.

### **Bedroom Two**

12'3" x 10'0"

Window to rear elevation, fitted wardrobes, radiator and door to en-suite.

### **En-suite**

Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to rear elevation and radiator.

### **Bedroom Three**

12'8" x 8'5"

Window to rear elevation and radiator.

### **Bedroom Four**

9'0" x 8'5"

Window to front elevation and radiator.

### **Bathroom**

Fitted with four piece suite comprising bath, separate shower cubicle, wash hand basin and WC, window to rear elevation and radiator.

### **Outside**

Enclosed rear garden with side access, front garden and driveway parking for approximately 5-6 vehicles.

### **Double Garage**

Up and over door, side pedestrian door, power and light.





Local Authority **Wiltshire**  
Council Tax Band **F**  
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.