



PL14 4LD  
£495,000



**Trowbridge's**  
ESTATE & LETTINGS





#### ENTRANCE HALL

9' 2" x 3' 1" (2.79m x 0.94m) The property can be approached via a brick-built pathway leading to a covered Gothic style feature porch, with outside light point and door with glazed paneled windows leading to the entrance hall with a wall mounted radiator with thermostat control, ceiling mounted light point and recess with slate sill and light point.

#### SITTING ROOM

16' 6" x 16' 3" (5.03m x 4.95m) Staircase with wall mounted hand rails offers access to the first-floor landing, from the entrance hall door offers access to the sitting room with two front aspect windows with wide sills, and side aspect obscured glazed double-glazed window with shutters, stone fireplace with hearth and grate with further work surfaces and shelf storage space, wall mounted double panelled radiator with thermostat control, wall mounted light points, ceiling mounted light point, cupboard space and TV aerial connection lead.



#### DINING ROOM

12' 2" x 12' (3.71m x 3.66m) From the entrance hall door, offers access to the dining room with front aspect window with original window shutters, wide sill, fireplace with dark wood lintel stone feature, recess which was the old clove oven with slate sill, slate hearth, ceiling mounted light point and double



paneled radiator with thermostat control.

#### KITCHEN

15' x 6' 9" (4.57m x 2.06m) From the inner hall, door offers access to the kitchen with side aspect glazed panel windows with tiled sill- which overlooks the conservatory, tiled floors, wall mounted heated towel rail with thermostat control, further tiled walls from floor to ceiling height in a matching design, matching low-level and eye-level unit offering cupboard drawer space, built in Hotpoint double oven, recess for microwave, built in Candy four ring gas hob with cooker hood with fan and light over, one and a quarter bowl stainless steel sink unit with mixer tap and 2 ceiling mounted cluster of 3 down-lights.



#### OLD DAIRY

5' 10" x 4' 6" (1.78m x 1.37m) Glazed panel door offers access to the old dairy with obscure glazed window, overlooking conservatory with roll edge work surfaces, tiled walls from floor to ceiling height, matching cupboard space and a shelf storage space, wall mounted radiator with thermostat control, ceiling mounted light point and consumer unit.

#### LAUNDRY ROOM

8' 2" x 7' 4" (2.49m x 2.24m) Door offers access to the laundry room, with tiled floor, tiled walls floor to ceiling height in a matching design, further built in low-level and eye-level units complimenting kitchen units, roll edge work surfaces incorporating single bowl single drainer stainless steel sink unit and mixer tap. Wall mounted Worcester Bosch boiler and ceiling mounted cluster of 3 down-lights.



#### GROUND FLOOR BATHROOM

9' 7" x 7' 2" (2.92m x 2.18m) Glazed panel door offers access to the ground floor bathroom, tiled floor and tiled walls from floor to ceiling height in a matching design, skylight, low-level matching units offering cupboard and drawer space, wall mounted radiator with thermostat control, roll edge work surfaces, panel enclosed bath, bidet, low level WC, wall mounted mirror and strip light, wall mounted fan and ceiling mounted down-lights.



#### CONSERVATORY

16' 10" x 6' 6" (5.13m x 1.98m) From the kitchen, access to the conservatory with full length double glazed windows and opening windows, a double glazed glass roof, wall mounted light points, tiled floor, wall mounted radiator with thermostat control and double opening French style double doors offering access to pathways and garden and woodland walks.

#### FIRST FLOOR LANDING

The first-floor landing with skylight, banister rail and further wall mounted hand rails, access to loft space



and 2 ceiling mounted light points.

#### BEDROOM ONE

11' 9" x 10' (3.58m x 3.05m) Bedroom one with side aspect window, further double-glazed sliding patio doors offers access to the rear garden and patio area which is a decked area, built in wardrobes, TV aerial connection point, ceiling mounted light point and further down-lights.



#### BEDROOM TWO

12' x 10' 6" (3.66m x 3.2m) From the first-floor landing, door offers access to bedroom two with front aspect original window overlooking the front garden, wide sill, wall mounted single paneled radiator with thermostat control, further built in cupboard space offering coats hanging space, shelf storage space, ceiling mounted strip light and ceiling mounted pendant light point, telephone point and TV aerial connection point.

#### BEDROOM THREE

10' 9" x 9' 8" (3.28m x 2.95m) From the first-floor landing, door offers access to bedroom three, with front aspect original window overlooking the front garden with wide sill, wall mounted radiator with thermostat control, built in cupboard space storage offering coats hanging pace and ceiling mounted pendant light point.



#### SHOWER ROOM

7' 3" x 5' (2.21m x 1.52m) From the first-floor landing, paneled door offers access to the shower room with rear aspect obscured glazed window, low level WC, pedestal wash hand basin with splash back tiles, heated towel rail, wall mounted mirror fronted medicine cabinet, shower cubicle with shower plinth tiled walls and Mira shower control and shower attachment, built in airing cupboard with hot water tank, slatted shelving for the storage of linen etc and shelf storage space.

#### BEDROOM FOUR

14' 9" x 13' 6" (4.5m x 4.11 m) From the first-floor landing, door offers access to bedroom four with front aspect original window overlooking front garden with wide sill, built in cupboard space offering shelf storage space, further double door wardrobe offering coats hanging space and box storage space over and ceiling mounted light point.



#### EN SUITE

6' 7" x 6' 7" (2.01m x 2.01m) From bedroom one access to en suite shower room with double glazed window, wall mounted heated towel rail with thermostat control, matching roll edge work surfaces offering cupboard and drawer space under, low level



WC, wash hand basin, wall mounted mirror front medicine cabinet, shower cubicle with shower plinth shower doors, Mira shower controls and shower attachment and ceiling mounted light point.

#### FRONT GARDEN

To the outside, wrought iron gates offers access to the driveway offering parking, which in turn offers access to a brick built pathway, with a shaped lawn and a selection of flower borders, shrub borders, mature shrubs, small trees ,mature trees and variegated plants.

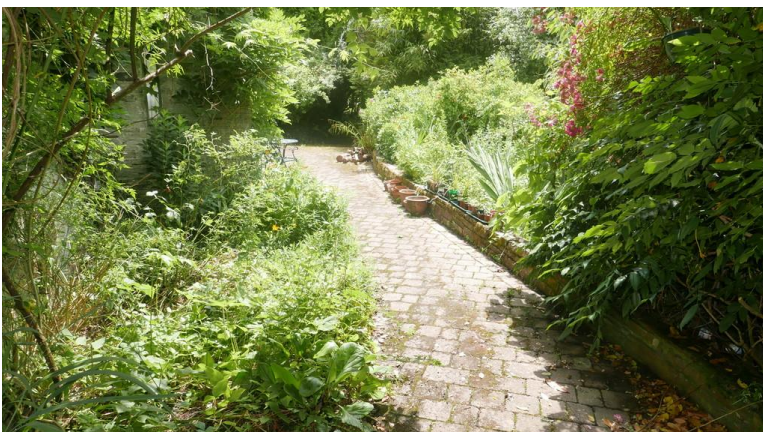


#### REAR AND SIDE GARDENS

To the side elevation there is a woodland walkway with a selection of mature trees and mature shrubs, offering access to the old garage and potting shed. to the further side elevations there are pathways offering access to side gardens, woodland pathways with further mature trees, shrubs and shady areas. This offers access to the rear garden which leads to the greenhouse, hard standing area and a further smaller greenhouse. The property also benefits from a decked area with railed feature to the rear of the property, there is also a banked garden offering access to further mature shrubs and trees.

Viewings are highly recommended.

The property offers vacant possession and no upper chain.





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