

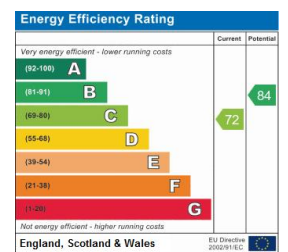


Kavanaghs

20 Salter Close
Trowbridge, Wiltshire BA14 7TD

£337,950

- Attractive Detached Family Home
- Four Bedrooms
- Conservatory
- Well Presented Throughout
- Desirable Position
- South Westerly Rear Garden
- Single Garage & Driveway Parking
- EPC Rating C



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SITUATION

The property stands at the end of a cul de sac of mostly similar detached family homes just off Broadcloth Lane on the West Ashton side of Trowbridge. Well placed within half a mile of the town centre and local amenities including well regarded schools.

Trowbridge is the county town of Wiltshire and has benefitted from significant investment in development which is still on-going. Offering a good range of schooling for all ages, railway station, excellent shopping, restaurants and leisure facilities including a multi-screen cinema and sports centre. Surrounded by open countryside with picturesque villages scattered around offering history and character. There is an abundance of leisure opportunities to meet most peoples needs.

DESCRIPTION

Nestled in the corner of a favourable cul de sac, this impressive double fronted family home offers light and spacious accommodation throughout with fitted kitchen, attractive conservatory and ample driveway parking leading to the single garage. Well presented and maintained by the current owners and benefiting from an enclosed south westerly facing rear garden.

ON THE FIRST FLOOR

LANDING

Access to attic space (fitted ladder, partial boarding and light). Airing cupboard housing hot water tank. Radiator.

MASTER BEDROOM

15' 4" x 10' 7" (4.67m x 3.23m) widest points. PVCu double glazed window to the front. Radiator.

ENSUITE SHOWER ROOM

8' 1" x 8' (2.46m x 2.44m) into shower. Obscure PVCu double glazed arched window to the front. White suite with shower cubicle, WC and wash hand basin. Tiled splashbacks. Radiator.

BEDROOM TWO

10' 6" x 10' 7" (3.2m x 3.23m) PVCu double glazed window to the front. Radiator.

BEDROOM THREE

10' 5" x 9' 8" (3.18m x 2.95m) PVCu double glazed window to the rear. Radiator.

DIRECTIONS

From the centre of Trowbridge take the West Ashton Road and at the roundabout, pass the BP garage and turn right into Broadcloth Lane. Take the second turning on the right into Ryeland Way and then left into Salter Close. The property can be found towards the end of the cul de sac.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

PVCu double glazed entrance door. Stairs to first floor with under stairs storage cupboard. Hard wood flooring. Radiator.

CLOAKROOM

3' 8" x 6' (1.12m x 1.83m) Obscure PVCu double glazed window to the front. With white WC and wash hand basin. Tiled splashbacks. Tiled flooring. Radiator.

LIVING ROOM

13' x 20' 5" (3.96m x 6.22m) to widest points. Two PVCu double glazed windows to the front. PVCu double glazed bay to rear with french doors leading into the conservatory. Wood burner. Three radiators.

BEDROOM FOUR

9' 6" x 9' 8" (2.9m x 2.95m) widest points. PVCu double glazed window to the rear. Radiator.

BATHROOM

9' x 6' 4" (2.74m x 1.93m) Obscure PVCu double glazed window to the rear. White suite with WC, wash hand basin and bath with shower attachment. Tiled splashbacks. Wall mounted extractor fan. Radiator.

EXTERNALLY

SINGLE GARAGE

8' 7" x 18' 4" (2.62m x 5.59m) Up and over entrance door. Power and light. Partially boarded roof space. Useful shelving. Personal door to the side.

Ample driveway parking to the front with turning area.

FRONT GARDEN

Path to front door. Extensive front gardens with attractive beds of established flowers and shrubs, lawn and gravel areas.

CONSERVATORY

10' 5" x 12' (3.18m x 3.66m) PVCu double glazed and brick construction. Tiled flooring.

DINING ROOM

10' 3" x 10' 4" (3.12m x 3.15m) Two PVCu double glazed windows to the front. Solid wood flooring. Two radiators.

KITCHEN

10' 3" x 9' 6" (3.12m x 2.9m) PVCu double glazed window to the rear. Range of matching wall and base units with rolled edge worktops and tiled splashbacks. Integral double oven and grill, fridge freezer, dishwasher and gas hob and fitted extractor fan above. Tiled flooring. Radiator.

UTILITY ROOM

4' 10" x 5' 9" (1.47m x 1.75m) PVCu double glazed door to the rear. Wall and base units with rolled edge worktop and tiled splashback. Spaces and plumbing for washing machine and tumble dryer. Ceiling mounted extractor fan. Wall mounted gas boiler. Tiled flooring. Radiator.

REAR GARDEN

Enclosed and laid to lawn with bordering raised flower beds and established shrubs. Attractive patio area. Workshop with power and light. Useful garden shed. Gated side access.

TENURE

Freehold with vacant possession on completion.

SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested).

COUNCIL TAX

The property is in Band E with the amount payable for 2019/20 being £2,312.44.

VIEWINGS

To arrange a viewing please call 01225 341504 or email sales@kavanaghs.co.uk

CODE

26/03/19

