



**7A Victoria Road,
Trowbridge, Wiltshire BA14 7LH**



Guide Price £585,000

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Sought After Location - 'Victoria Road' - Exquisite Refurbished Family Home - Large Garden with Good Width and Depth - Gas C.H. - Triple Glazing - Living Room with Open Fire Place - Large Dining Room - Kitchen/Breakfast Room - Utility Room - Four Bedrooms - En Suite Shower Room - Family Bathroom - Plenty Of Parking - Built By Local Renowned Builder Tom Cash

Entrance Hall

Double glazed front door and side screen. Two radiators, laminate flooring, corniced ceiling, smoke alarm and stairs lead to the first floor having cupboard under.

Lobby

With further under stairs cupboard.

Cloakroom

5'10 x 2'4 (1.78m x 0.71m)

Having wash hand basin and wash hand basin. Triple glazed window to the side. Coving and radiator.

Bedroom Four/Study

13'9 x 8'7 (4.19m x 2.62m)

Having triple glazed windows to the front and side elevations. Radiator, power points, hard wired for internet connection, wall light points and laminate flooring. Airing cupboard housing gas boiler and cylinder. Further large cupboard (this is large enough to convert to an en suite if required).

Living Room

22'3 x 12'2 (6.78m x 3.71m)

Triple glazed window to the front, double glazed French doors at the rear with side screens, open fire place, corniced ceiling, radiator, power points and display niche.



Conservatory

14'0 x 9'8 (4.27m x 2.95m)

Tiled flooring, power points and double glazed French doors to the side.

Dining Room

16'3 x 10'9 max (4.95m x 3.28m max)

Triple glazed window to the rear, fitted cupboards and shelving. Laminate flooring, corniced ceiling and ornate ceiling rose. Radiator and power points.



Kitchen/Breakfast Room

17'4 x 10'9 max 8'7 min (5.28m x 3.28m max 2.62m min)

Having single drainer one and a half stainless steel sink unit fitted to working surface with cupboards and space for dish washer under. Four ring gas hob fitted to working surface with extractor hood above. Built in electric double oven with cupboards top and bottom. Further cupboards and drawers under working surfaces. Wall cupboards, power points, tiled flooring, smoke alarm and ceiling down lighting. Double glazed window and door to the rear.



Utility Room

9'4 x 4'4 (2.84m x 1.32m)

Having working surface with cupboards under. Plumbing for washing machine, space for fridge/freezer, triple glazed windows to the front and side. Radiator, power points, tiled flooring, double glazed window to the front and rear.

First Floor Landing

With corniced ceiling, large storage cupboard, power points, triple glazed window and door to the front leading onto Sun Terrace.



Bedroom One

15'9 x 8'3 min (4.80m x 2.51m min)

Triple glazed windows to the front and rear. Power points and two radiators.



En Suite Shower Room

10'1 x 2'10 (3.07m x 0.86m)

Suite of shower cubicle, wash hand basin and low flush W.C. Extractor fan, radiator ladder and ceiling down lighting.

Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

Triple glazed window to the rear, radiator, power points and built in double wardrobe.

Bedroom Three

10'4 x 9'4 (3.15m x 2.84m)

Triple glazed window to the rear, radiator, power points and built in double wardrobe.

Family Bathroom

9'3 x 5'5 max (2.82m x 1.65m max)

Having bath with shower over, pedestal wash hand basin and low flush W.C. Shaver wall light point, radiator and triple glazed window to the side.

Parking

Double gates open over a gravelled drive that provides parking for several cars.

Gardens

An established area to the front having lawn, variety of shrubs and ornamental trees. Side access leads to the rear.

Excellent sized rear garden with good width and depth defined at the bottom by a red brick wall. The garden has seating areas, lawns and borders stocked with many plants.

Garden Store

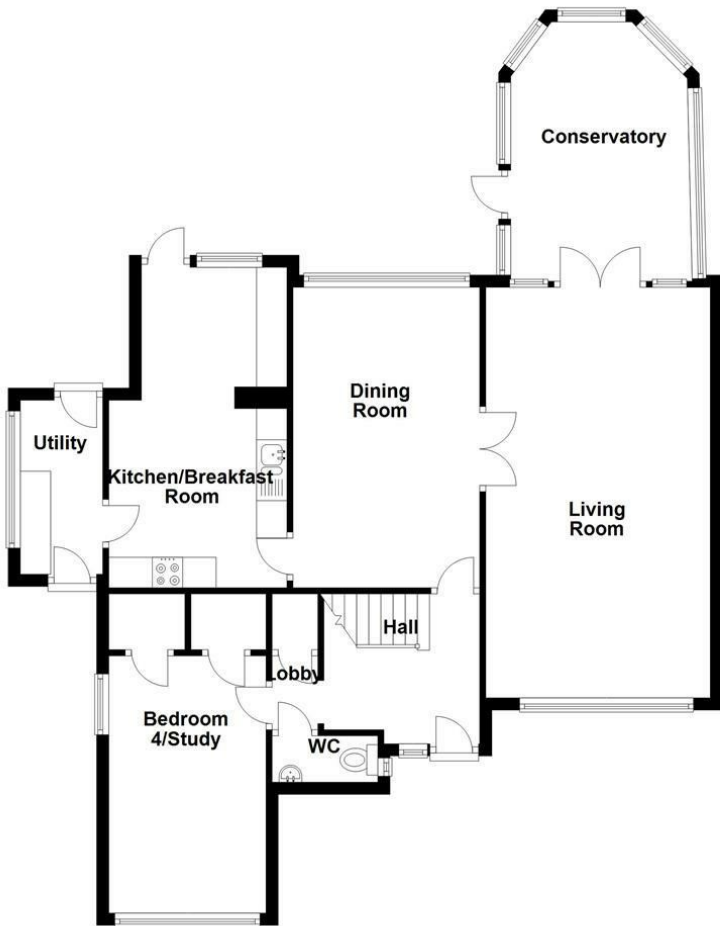
With glazed door.

Council Tax Band (F)

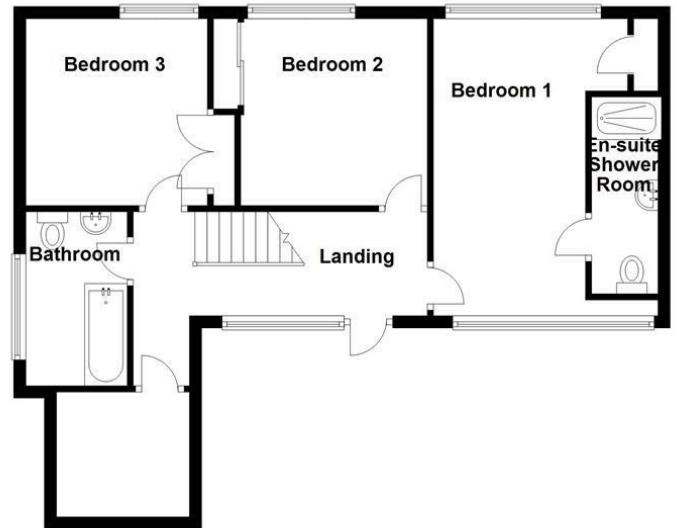
Ref victoriaroadDH230321



Ground Floor



First Floor



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Rating	Score	Band	Score	Rating	Score	Band	Score
A	92	A	92	A	23	A	23
B	81	B	81	B	22	B	22
C	69	C	69	C	21	C	21
D	58	D	58	D	20	D	20
E	46	E	46	E	19	E	19
F	35	F	35	F	18	F	18
G	23	G	23	G	17	G	17

England & Wales

Tudor House, 9 Church Street, Trowbridge, Wiltshire, BA14 8DW
 Tel: 01225 759123
 Email: info@dkresidential.co.uk
www.dkresidential.co.uk