



8 Farleigh Avenue
Trowbridge Wiltshire BA14 9DS
Guide Price £425,000



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NO CHAIN - Sought After Location! - Wingfield Side Of Town - Level Walk To Railways Station and the Town - Good Selection Of Schools Very Close - South Facing and Good Sized Garden - Beautifully Refurbished Accommodation - High Specification Finish - Oak Finish Internal Doors - Excellent Kitchen/Breakfast Room - Large Living Room - Utility Room - Cloakroom - Four Good Bedrooms - Parking and Garage

Entrance Hall

Having double glazed front entrance door and side screen. Oak flooring, power points, vent, and stairs lead to the first floor having cupboard under.

Cloakroom 5'9 x 3'6 (1.75m x 1.07m)

With suite of vanity wash hand basin unit and close coupled W.C. Tiled walls and flooring. Double glazed window to the side and vent..

Living Room 19'2 x 11'2 (5.84m x 3.40m)

Having dual aspect with double glazed windows to the front and rear. Smoke alarm, dado rail, coving, Oak flooring and gas room fire with surround.

Kitchen/Breakfast Room 18'3 x 11'10 (5.56m x 3.61m)

Having a range of quality units under wooden work tops. Handmade 'Fire Clay' sink with cupboard under, Built in 'Smeg' dishwasher and drawers under working surface. Five ring 'Smeg' gas hob fitted to working surface with cupboards and drawers under. Built in 'Smeg' ovens having cupboard above and drawers below. Oak flooring, vents, ceiling down lighting, power points, built in larder and cupboard housing gas warm air heating unit. Space for fridge/freezer, double glazed window and patio doors to the rear.

Utility Room 10'7 x 6'7 (3.23m x 2.01m)

Having double glazed window and door to the front. Working surface with stainless steel sink fitted and space for washing machine under. Power points, part glazed door and windows to the rear.

First Floor Landing

With double glazed window to the front, vent, airing cupboard with new gas wall boiler for the hot water.

Bedroom One 14'9 x 11'1 (4.50m x 3.38m)

With double glazed window to the rear, power points and vent.

Bedroom Two 11'2 x 7'8 (3.40m x 2.34m)

With double glazed window to the front, power points and vent.

Bedroom Three 10'10 x 9'2 (3.30m x 2.79m)

With double glazed window to the rear, power points and vent.

Bedroom Four 9'2 x 6'9 (2.79m x 2.06m)

With double glazed window to the front, power point and vent. Built in double wardrobe.

Bathroom 7'9 x 5'2 (2.36m x 1.57m)

Having a lovely suite of bath with shower over and screen. Wash hand basin and close coupled W.C. Vent, tiled flooring and double glazed window to the rear.

Attached Garage

With up and over door, power and light. Window to the rear.

Parking

A driveway provides parking for several cars.

Gardens

There is a good sized front garden having lawn and established plants and shrubs. The rear garden takes full advantage of its beautiful southerly aspect and is of a lovely size having excellent Lime Stone patio seating area, well tendered lawn and borders that are stocked with many plants.

Council Tax Band (D)

Viewing Arrangements

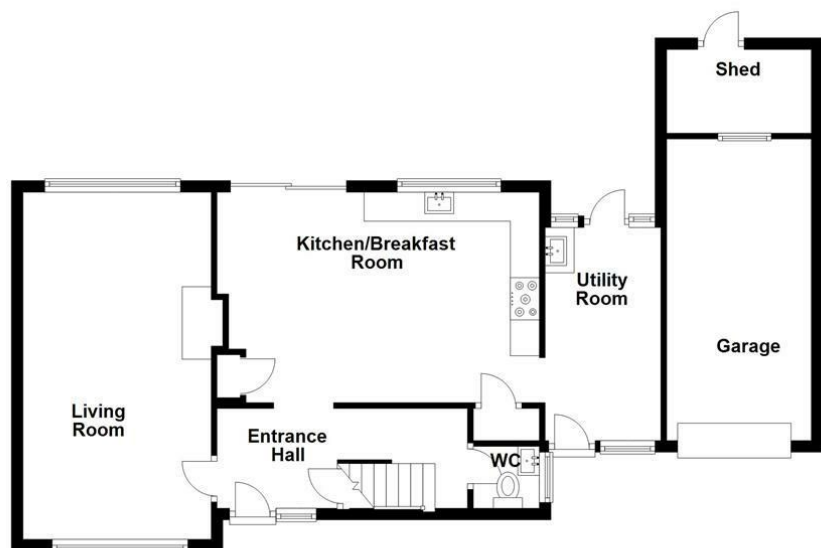
By appointment with DK Residential
01225 759123
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm
Saturday 9am to 4pm

Ref farleighavenueDH21102021



Ground Floor



First Floor

