



The Myrtles Lamberts Marsh

Trowbridge BA14 9PB

A fantastic opportunity to purchase this three/four bedroom, detached, chalet style home situated on a large plot, within the semi rural hamlet of Lamberts Marsh, (6.5 miles from Frome & 3.1 miles from Trowbridge); close to the popular village of Southwick. The property boasts a large garden with stunning views towards the White Horse and great potential to extend, subject to appropriate planning permissions. The spacious accommodation whilst in a very habitable condition would benefit from a programme of upgrading and features large lounge/dining room, kitchen/breakfast room, conservatory, ground floor shower room, bedroom four/study, three additional bedrooms, family cloakroom and ensuite cloakroom. Additional features include oil fired central heating with externally mounted modern Worcester boiler, UPVC double glazing, single garage and driveway for up to four vehicles with potential to create additional parking. The property is sold with the added benefit of no onward chain.

Guide Price £495,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the side. Matwell. Radiator. Stairs to the first floor with storage cupboard under. Doors off.

Lounge/Dining Room

22'1 x 20'0 max (6.73m x 6.1m max)
Triple aspect with UPVC double glazed windows to the rear and sides. Four radiators. Wall lights. Serving hatch to kitchen. UPVC double glazed windows and double doors to the:

Conservatory

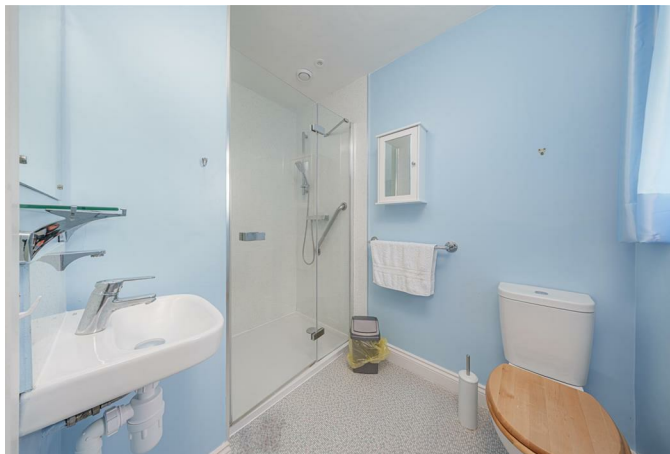
10'8 x 7'0 (3.25m x 2.13m)
UPVC double glazed and brick construction with patio doors to the rear. Radiator.

Kitchen/Breakfast Room

17'6 x 9'0 (5.33m x 2.74m)
UPVC double glazed windows to the rear. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Inset double bowl, single drainer unit with mixer tap. Built-in electric oven and hob with extractor over. Washing machine included. Space for fridge/freezer. Space for table. UPVC double glazed door to the rear. Vinyl flooring.

Bedroom Four/Office

9'7 x 8'4 (2.92m x 2.54m)
UPVC double glazed window to the front. Radiator. Fuse box.



Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite comprising large shower cubicle with mains shower and door enclosing, wash hand basin and dual flush w/c. Vinyl flooring.

Cloakroom

Obscured UPVC double glazed window to the side. Wash hand basin and w/c. Vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Recess to shelving. Access to loft space. Doors off.

Bedroom One

18'7 x 15'2 max (5.66m x 4.62m max)
UPVC double glazed window to the front and rear with far reaching views. Two radiators. Built-in run of wardrobes. Access to eaves storage. Access to loft space.

Bedroom Two

13'6 x 9'6 (4.11m x 2.9m)
UPVC double glazed window to the rear and side with far reaching views. Radiator. Door to:

En Suite

Obscured UPVC double glazed window to the front. Radiator. Wash hand basin and w/c.

Bedroom Three

9'8 x 7'2 (2.95m x 2.18m)
UPVC double glazed window to the rear with far reaching views. Radiator. Built-in wardrobe.

Cloakroom

Obscured UPVC double glazed window to front. Radiator. Wash hand basin, bidet (disconnected) and dual flush w/c.

EXTERNALLY

To The Front

Driveway providing off road parking for up to four vehicles. Areas laid to lawn and a variety of established plants, trees and shrubs. Door to side passageway leading to the rear. Storage space to side of garage. Enclosed by fencing and walling.

To The Rear

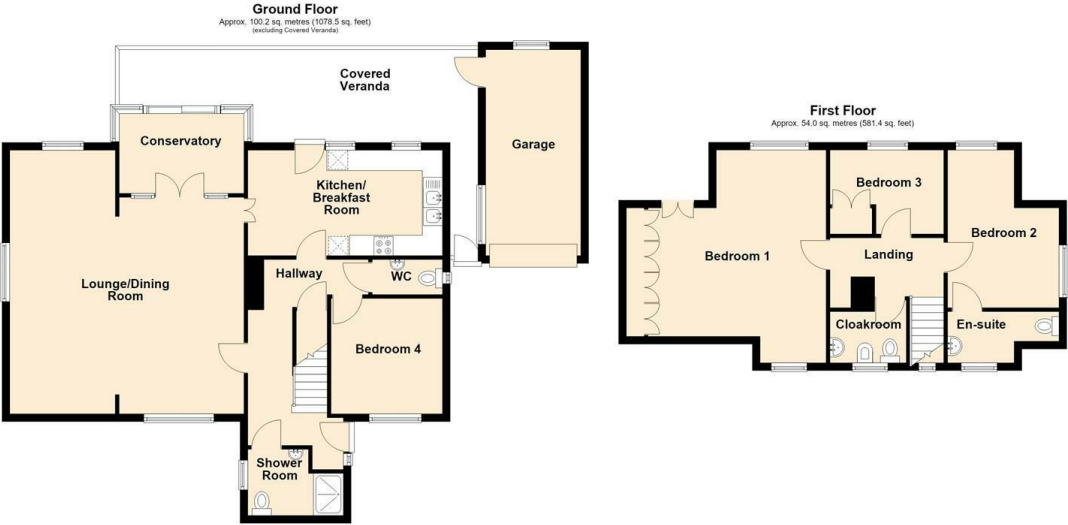
35 (10.67m)
Extensive gardens with private, southerly aspect backing onto fields and measuring 47m (155ft) by 17m (55ft) at its widest. Gardens comprise 10.6m (35ft) covered veranda to the immediate rear, large area laid to lawn and a variety of established plants, trees and shrubs. Garden shed. Outside tap and light. Worcester oil fired boiler and oil tank. Enclosed by fencing and hedgerow.

Garage/Workshop

17'7 x 8'2 (5.36m x 2.49m)
Up and over door to the front. Windows to the rear and side. Power and lighting. Workbench. Fuse box. Door to the side.



Tenure **Freehold**
Council Tax Band **D**
EPC Rating **D**



Total area: approx. 154.2 sq. metres (1659.9 sq. feet)



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

