



9 Silver Meadows

Trowbridge BA14 0LF

A deceptively spacious, detached family home, tucked away at the end of a cul-de-sac, in the popular Silver Meadows off the well regarded Silver Street Lane conveniently located near to college, shop, schools and Southwick Country Park. The well presented interior features entrance hall, cloakroom, lounge/dining room, conservatory, kitchen/breakfast room, three double bedrooms, en suite shower room and family bathroom. Benefits include double glazing, gas central heating system, private south facing gardens, garage and driveway providing off road parking. Viewing is highly recommended as properties within this area always prove popular.

Guide Price £310,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured wooden door to side with obscured glazed side panel window. Radiator. Telephone point. Smoke alarm. Doors off and into: storage cupboard.

Lounge/Dining Room

17'8" x 14' (5.39x 4.27)

Double glazed window to the rear. Two radiators. Feature fireplace with wood mantle and marble surrounds. Television point. Wall lights and coving. Double glazed sliding patio doors to the:

Conservatory

9'1" x 9'1" (2.78 x 2.76)

Double glazed and brick construction with French doors to the side. Tiled flooring and wall lights. Fitted blinds.

Kitchen/Breakfast Room

9'1" x 9' (2.77 x 2.75)

Double glazed window to the front. Radiator. Range of modern wall and base mounted units with tiled surrounds and marble effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Integrated fridge/freezer and washing machine. Space for table. Vinyl flooring. Fuse box. Ideal Classic boiler.



Cloakroom

Radiator. Wash hand basin and WC. Extractor. Vinyl flooring.

FIRST FLOOR

Landing

Double glazed window to the side. Radiator. Smoke alarm. Stairs to the second floor. Doors off and into: airing cupboard housing Mega-Flow hot water tank.

Bedroom One

11'9" x 11'7" (3.57 x 3.53)
Double glazed window to the rear. Radiator. Built-in double wardrobe. Telephone point. Coving. Door to the:

En Suite Shower Room

Obscured double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising shower cubicle with mains shower over and doors enclosing, wash hand basin and w/c. Vinyl flooring.

Bedroom Two

10'8" x 9' (3.25 x 2.75)
Double glazed window to the front. Radiator. Coving.

Family Bathroom

Obscured double glazed window to the front. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin and w/c. Shaving point.

SECOND FLOOR

Landing

Velux window to the rear. Radiator. Smoke alarm. Door to:

Bedroom Three

14'2" x 13'9" max (4.31 x 4.19 max)
Two Velux windows to the rear. Radiator. Access to eaves storage.

EXTERNALLY

To The Front

Block paved pathway leading to the side entrance door with storm porch over and entrance light. Area laid to lawn. Block paved driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

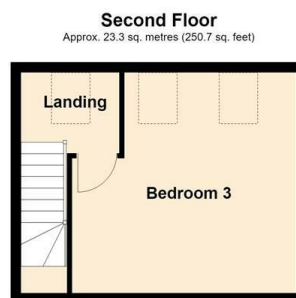
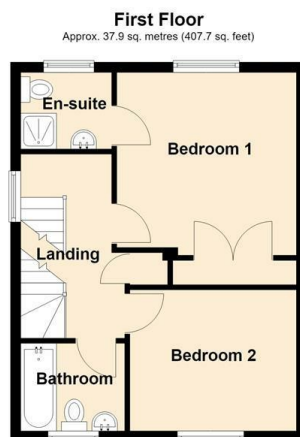
Enclosed rear garden with private, south facing aspect comprising block paved patio area to the immediate rear, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. All enclosed by fencing.

Garage

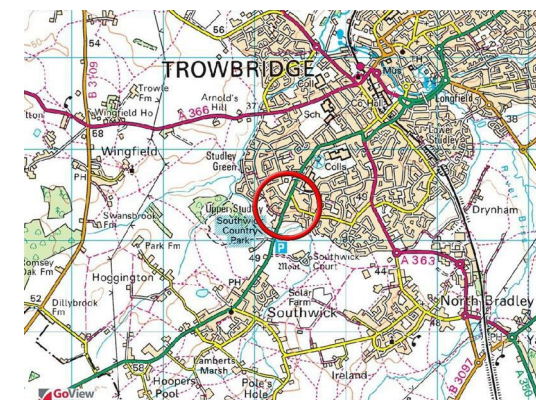
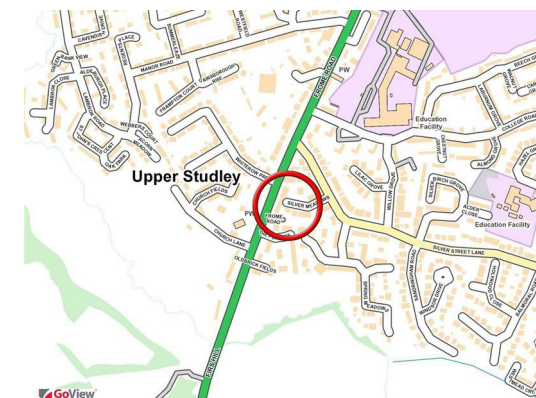
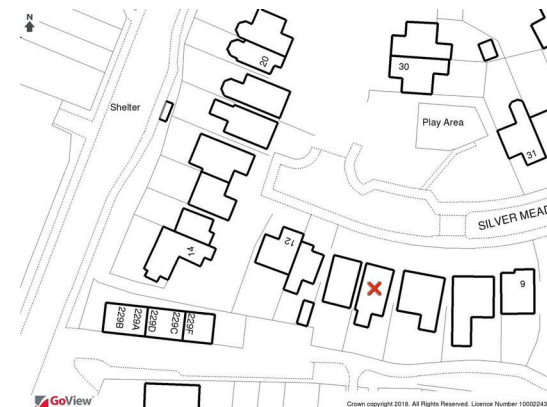
16'5" x 7'11" (5.01 x 2.42)
Up and over door to the front. Power and lighting. Tap.



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



Total area: approx. 119.6 sq. metres (1287.7 sq. feet)



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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.