





Leigh Road

Holt, Trowbridge BA14 6PW

- Three Double Bedrooms
- Kitchen Dining Room
- Utility Room and Downstairs WC
- Gas Central Heating And Double Glazing
- Flexible 4th Bedroom / Study
- Sitting Room With Wood Burning Stove
- En Suite Shower Room
- Detached Garage And Extensive Driveway
- Solar Panels Generating Over £2500*
- Southward Facing Garden



£750,000 Freehold







Location

Entrance Hall
External door and two windows to front elevation, radiator, stairs to the first floor.

Cloakroom
Window to front elevation, wash hand basin, WC and radiator.

Sitting Room
16'6" x 13'11"
Fireplace with wood burning stove, two radiators and patio doors to garden.

Kitchen/Dining Room
26'8" (26'9") x 11'11"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, plumbing for dishwasher, fitted electric double oven, four ring gas hob with extractor hood over, four radiators, window to front elevation and double doors to garden.

Utility Room
9'7" x 7'1"
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, radiator, boiler, window to rear elevation and door to side.

Bedroom 4/Study
10'11" x 8'8"
Windows to front and side elevation with radiator.

Landing
Window to front elevation, radiator, doors to bedrooms and bathroom.

Bedroom One
16'7" max x 13'11"
Window to rear elevation, fitted wardrobes, radiator and door to en-suite.

En-suite
6'9" x 4'8" (4'7")
Window to front elevation, containing a three piece suite comprising shower enclosure, wash hand basin and WC, under floor heating and heated towel rail.

Bedroom Two
11'11" x 10'10"
Window to rear elevation, fitted wardrobe and radiator.

Bedroom Three
10'9" x 8'8"
Window to front elevation and radiator.

Bathroom
8'6" x 6'4"
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC with radiator and window to side elevation.

Outside
Detached garage with power, light, windows and pedestrian door. Gravelled driveaway providing ample parking in front. Enclosed rear garden with side access.







Local Authority **Wiltshire**
Council Tax Band **F**
EPC Rating **C**









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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.