



**16 Chirton Place,
Trowbridge, Wiltshire BA14 0XT**



£315,000

16 Chirton Place, Trowbridge, Wiltshire BA14 0XT

Just Off Wiltshire Drive - Westbury Side Of Town - Gas C.H. - Double Glazing - Cavity Wall Insulation - Cul de Sac Position - Two Reception Rooms - Refitted Kitchen and Utility - Cloakroom - Four Bedrooms - En Suite Shower Room - Good Sized Garden - Garage - Parking

Entrance Hall

With double glazed front entrance door and side screen. Radiator, coving, power point, stairs lead to the first floor having built in cupboard under.

Living Room

12'9 x 11'7 (3.89m x 3.53m)

With double glazed window to the front elevation, radiator, power points, gas room fire with surround and coving.



Dining Room

9'5 x 8'1 (2.87m x 2.46m)

With double glazed patio doors to the rear elevation, radiator and power points.



Kitchen

11'8 x 10'0 (3.56m x 3.05m)

Refitted with a range of modern units comprising single drainer stainless sink unit fitted to working surface with cupboards and space for dish washer under. Space for cooker, stainless steel extractor hood, wall cupboards, power points, space for fridge/freezer, radiator, vinyl floor covering and double glazed window to the rear elevation.

Utility Room

6'4 x 5'1 (1.93m x 1.55m)

Refitted with working surface having cupboards, space for washing machine and tumble dryer under. Gas wall boiler in cupboard, vinyl floor covering, power points, double glazed window to the side and double glazed rear entrance door.

Cloakroom

5'1 x 3'1 (1.55m x 0.94m)

With modern white suite of close coupled W.C. and wash hand basin. Radiator, vinyl floor covering and double glazed window to the side elevation.

First Floor Landing

With roof access, power point and airing cupboard.

Bedroom One

14'8 min x 11'4 (4.47m min x 3.45m)

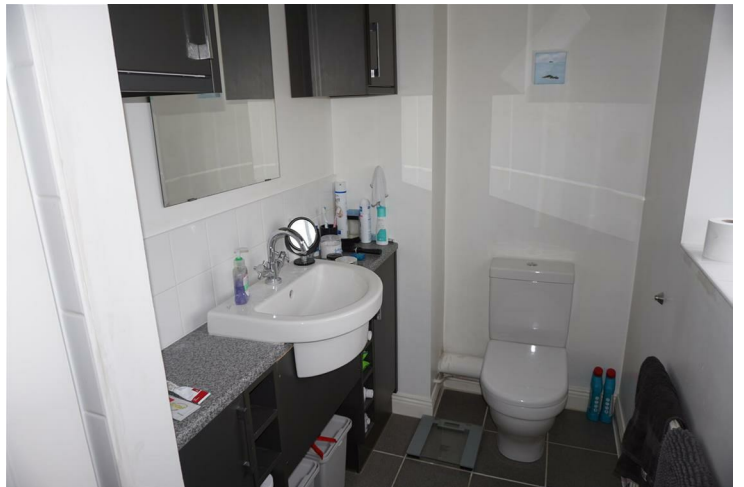
With two double glazed windows to the front elevation, radiator and power points



En Suite Shower Room

8'11 x 4'5 (2.72m x 1.35m)

With suite of vanity wash hand basin unit, shower cubicle and low flush W.C. Wall cupboards, tiled flooring, ceiling down lighting, radiator and double glazed window to the front elevation.



Bedroom Two

9'8 x 9'1 min (2.95m x 2.77m min)

With double glazed window to the rear elevation, radiator, laminate flooring and power points.



Bedroom Three

9'7 x 8'9 max (2.92m x 2.67m max)

With double glazed window to the rear elevation, radiator, laminate flooring and power points.

Bedroom Four

8'10 x 6'5 (2.69m x 1.96m)

With double glazed window to the rear elevation, radiator, laminate flooring and power points.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

Having white suite of bath with shower over, close coupled W.C. and wash hand basin. Vinyl flooring, radiator and double glazed window to the side elevation.



Garage

Up and over door, power and light.

Gardens

There is a front lawn and a gated side access leads into a good sized rear garden.

The rear garden is enclosed having patio seating area, further gravelled area, lawn and a garden shed.



Council Tax Band (D)

Stamp Duty Payable

No stamp duty for home movers for completions up to 31st March 2020

Ref chirtonplaceDH02112020

Viewing Arrangements

By appointment with DK Residential 01225 759123

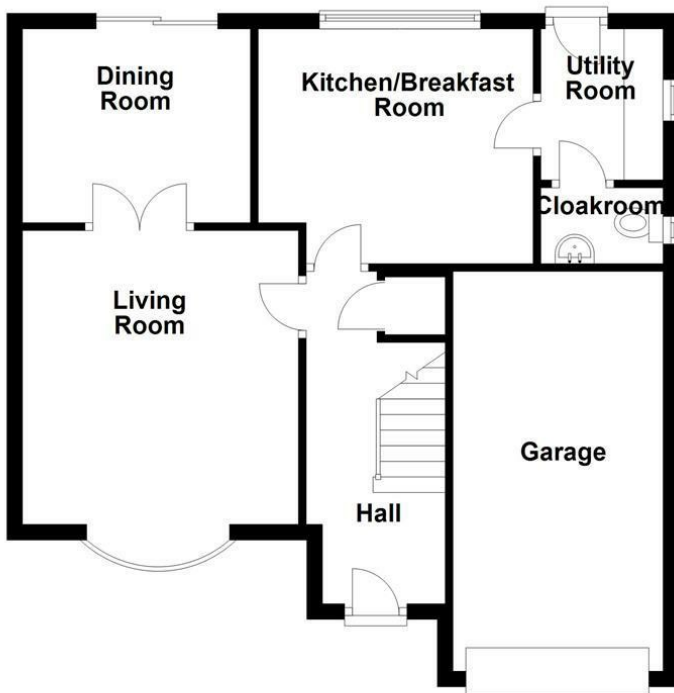
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm

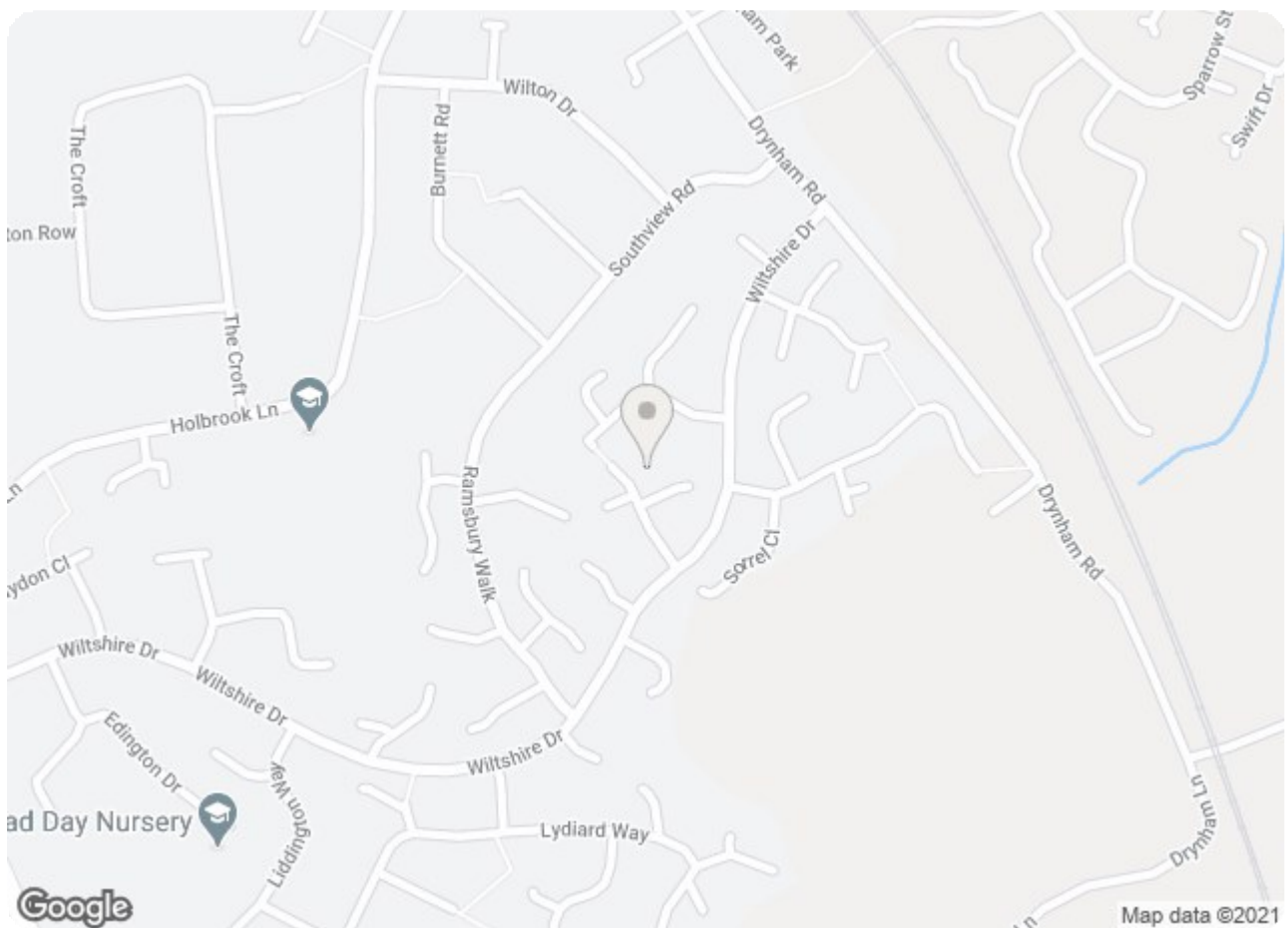
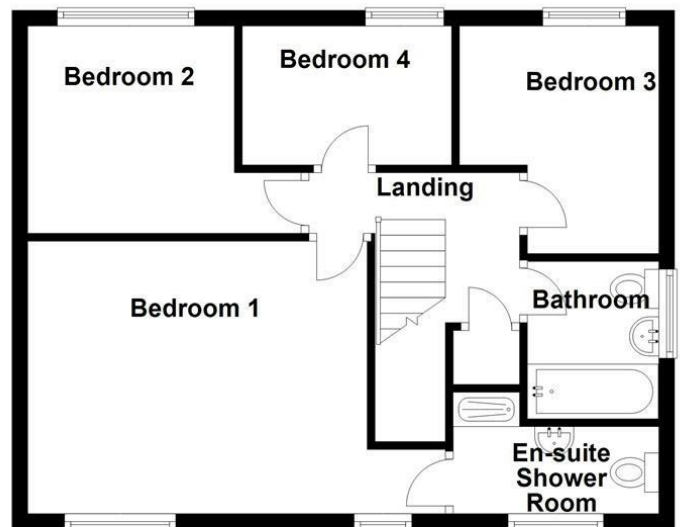
Saturday 9am to 4pm



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Extra energy efficient - lower heating costs</p> <p>£100000 A</p> <p>£100000 B</p> <p>£100000 C</p> <p>£100000 D</p> <p>£100000 E</p> <p>£100000 F</p> <p>£100000 G</p> <p>£100000 H</p>		<p>Very environmentally friendly - lowest CO₂ emissions</p> <p>200000 A</p> <p>200000 B</p> <p>200000 C</p> <p>200000 D</p> <p>200000 E</p> <p>200000 F</p> <p>200000 G</p> <p>200000 H</p>	
71		85	
England & Wales		England & Wales	

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