



**49 Pitman Avenue,  
Trowbridge, Wiltshire BA14 0BZ**



**£275,000**



## 49 Pitman Avenue, Trowbridge, Wiltshire BA14 0BZ

Frome Side Of Town Near Schools - Walking Distance To Train Station - Greatly Updated and Extended Accommodation - Large Rear Garden - Gas C.H. and Double Glazing - Living Room With Wood Burner - Dining Room - Fantastic Kitchen/Breakfast Room - Large Utility Room - Three Bedrooms - Shower Room - Two W.C.'s - Summer House with Log burner - Shed - Green House - MUST BE SEEN!

### Porch

9'6 x 3'7 (2.90m x 1.09m)

Part glazed wooden front door and double glazed door to the rear. Tiled flooring.

### Entrance Hall

With double glazed front entrance door, dado rail and laminate flooring. Stairs lead to the first floor.

### Cloakroom

5'3 x 2'7 (1.60m x 0.79m)

Having vanity wash hand basin unit and close coupled W.C. Tiled flooring.

### Living Room

13'6 x 10'8 (4.11m x 3.25m)

Having double glazed window to the front elevation, alcoves with fitted cupboards, laminate flooring, power points, coving and wood burner.



### Dining Room

12'6 x 9'9 (3.81m x 2.97m)

Having double glazed window to the front elevation, radiator, power points, laminate flooring and coving.



### Kitchen/Breakfast Room

21'0 x 8'5 (6.40m x 2.57m)

An amazing addition which allows plenty of light to flow through. Well fitted with a range of modern units under granite work tops. One and a half sink unit fitted to working surface having cupboards and dish washer under. 'Range' cooker, extractor hood, further cupboards under work tops, fridge/freezer, tall cupboards, wall cupboards and power points. Under Floor heating Two sky lights, radiator, double glazed window and patio doors to the rear elevation.

### Utility

12'0 x 6'7 (3.66m x 2.01m)

Having stainless steel double sink with cupboards and plumbing for washing machine under. Further working surface with cupboards under. Wall cupboards, power points, radiator and tiled flooring.



### First Floor Landing

Having roof access and laminate flooring.

### Bedroom One

12'5 x 9'9 (3.78m x 2.97m)

With double glazed window to the front elevation, laminate flooring, power points and built in double wardrobe.



### Bedroom Two

12'5 x 11'10 (3.78m x 3.61m)

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



**Bedroom Three**  
 7'5 x 6'5 max 4'10 min (2.26m x 1.96m max 1.47m min)  
 Currently arranged as a dressing room with three double and one triple built in wardrobes. Shelving, laminate flooring and roof access with ladder.

**Shower Room**  
 6'5 x 4'3 (1.96m x 1.30m)  
 With suite of double shower cubicle and pedestal wash hand basin. Tiled flooring, chrome radiator ladder and double glazed window to the side elevation.



**Separate W.C.**  
 4'4 x 3'1 (1.32m x 0.94m)  
 Having vanity wash hand basin and close coupled W.C. Extractor fan, coving and tiled flooring.

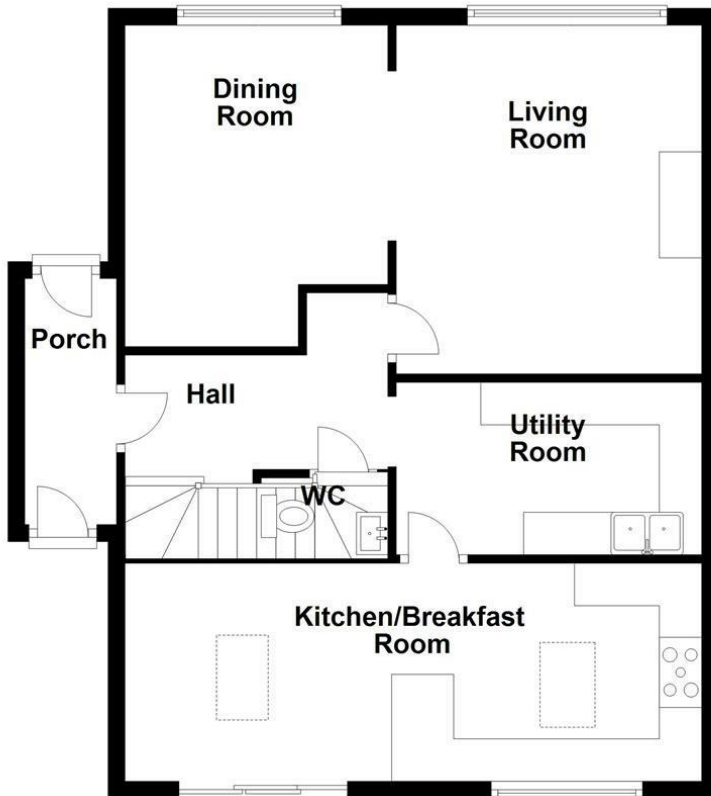
**Parking**  
 There is a space in the front

**Garden**  
 An incredible rear garden that has been well designed and being of a large size. The garden offers large patio seating, lawns, sheds, planting, Green House and a log store.

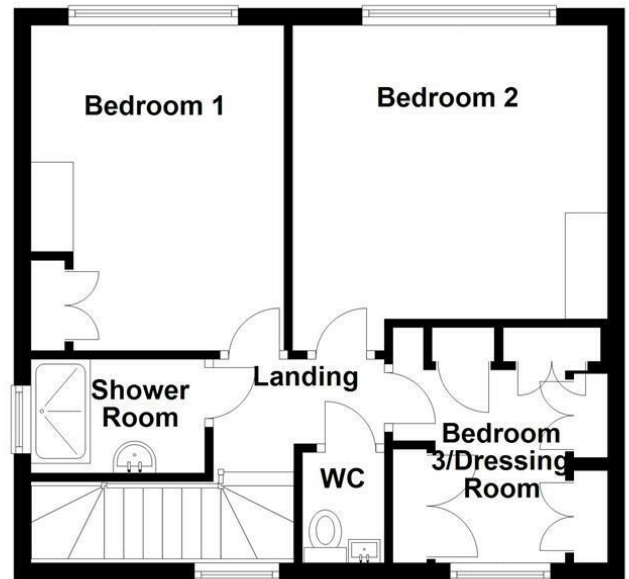




Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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