



**5 Woodpecker Drive,  
Trowbridge, Wiltshire BA14 7FX**



**£325,000**

## 5 Woodpecker Drive, Trowbridge, Wiltshire BA14 7FX

Detached Double Garage - Cul de Sac Position - Dual Aspect Living Room with Wood Burner - Well Fitted Kitchen/Dining Room - Large Conservatory Addition - Cloakroom - Four Double Bedrooms - Large Bathroom - Two Shower Rooms - Only Seven Years Old - Enclosed Garden

### Entrance Hall

With part glazed front entrance door, radiator, wooden flooring, smoke alarm, power points and stairs lead to the first floor.

### Cloakroom

4'6 x 3'5 (1.37m x 1.04m)

Having white suite of pedestal wash hand basin and close coupled W.C. Radiator, wooden flooring, half tiled walls and extractor fan.

### Living Room

16'5 x 10'10 (5.00m x 3.30m)

With double glazed window having fitted blinds to the front elevation and double glazed French doors to the rear.

### Kitchen/Dining Room

16'5 x 10'10 max 9'2 min (5.00m x 3.30m max 2.79m min)

Well fitted with a range of modern units comprising single drainer stainless steel one and a half sink unit fitted to working surface with cupboard, space for washing machine and built in dish washer under. Four ring stainless steel gas hob fitted to working surface with built in electric double oven under. Stainless steel extractor hood, further cupboards under working surfaces, built in fridge and freezer. Breakfast bar with cupboards under. Wall cupboards, gas wall boiler in cupboard, power points and radiator. Double glazed windows to the front and rear elevations. Wooden flooring, tall storage cupboards and double glazed French doors to the rear leading to....



### Conservatory

12'7 x 9'4 (3.84m x 2.84m)

Having double glazed windows and French doors. Ceiling down lighting, radiator, power points and wooden flooring.



### First Floor Landing

With double glazed window to the rear elevation, airing cupboard, smoke alarm, power power points and stairs lead to the second floor.

### Bedroom One

16'5 x 11'5 (5.00m x 3.48m)

With double glazed windows to the front and rear elevations. Power points and two radiators.



### En Suite Shower Room

With suite of shower cubicle, pedestal wash hand basin and close coupled W.C. Radiator, extractor fan, shaver point and double glazed window to the front elevation.

### Bedroom Two

10'8 x 9'2 (3.25m x 2.79m)

With double glazed window to the rear elevation, radiator, power points and fitted triple wardrobe.

### Bathroom

11'8 x 5'5 (3.56m x 1.65m)

With suite of shower cubicle, pedestal wash hand basin, bath and close coupled W.C. Radiator, extractor fan and double glazed window to the front elevation.



### Second Floor Landing

With Velux window to the rear elevation, smoke alarm and power power points.

### Bedroom Three

12'6 min x 11'2 (3.81m min x 3.40m)

With double glazed window to the front elevation and Velux window to the rear. Two radiators, roof access, power points, fitted double wardrobe and drawers.

**Bedroom Four**

12'6 min x 9'1 (3.81m min x 2.77m)

With double glazed window to the front elevation and Velux window to the rear. Two radiators, power points, and fitted double wardrobe.

**Shower Room**

6'6 x 4'6 (1.98m x 1.37m)

With suite of shower cubicle, pedestal wash hand basin and close coupled W.C. Radiator, extractor fan and Velux window to the front elevation.

**Gardens**

There is a gated access rear garden which is fully enclosed and has patio seating area and lawn.



**Council Tax Band ( E )**

**Stamp Duty Levy**

Based on a purchase price of £325,000

Standard Purchase = £0.00

**Viewing Arrangements**

By appointment with DK Residential 01225 759123

dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm

Saturday 9am to 4pm

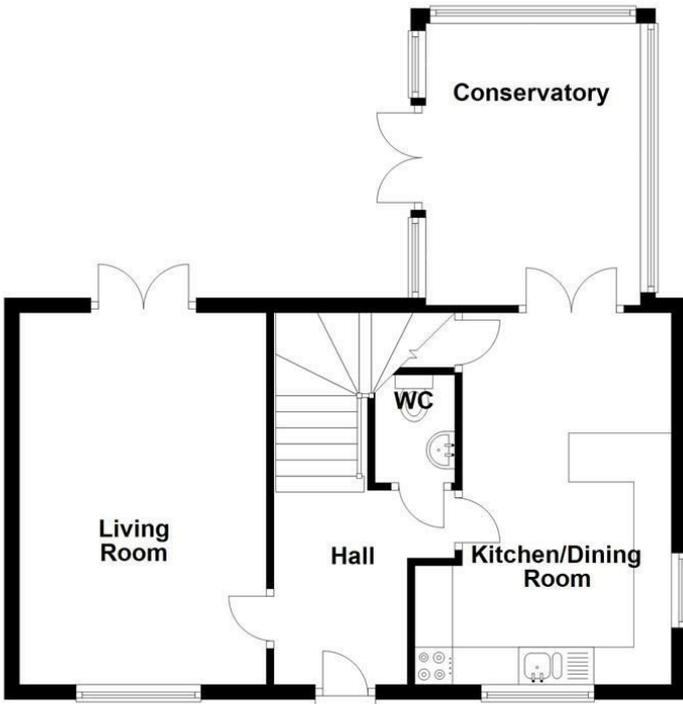
Ref woodpeckerDH14072020

**Detached Double Garage**

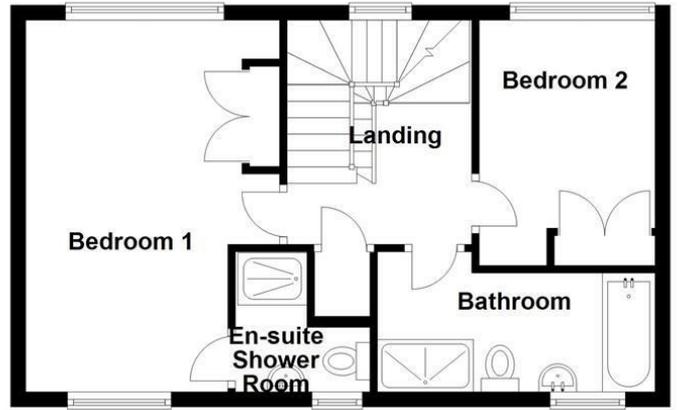
Having twin up and over doors and loft storage space.



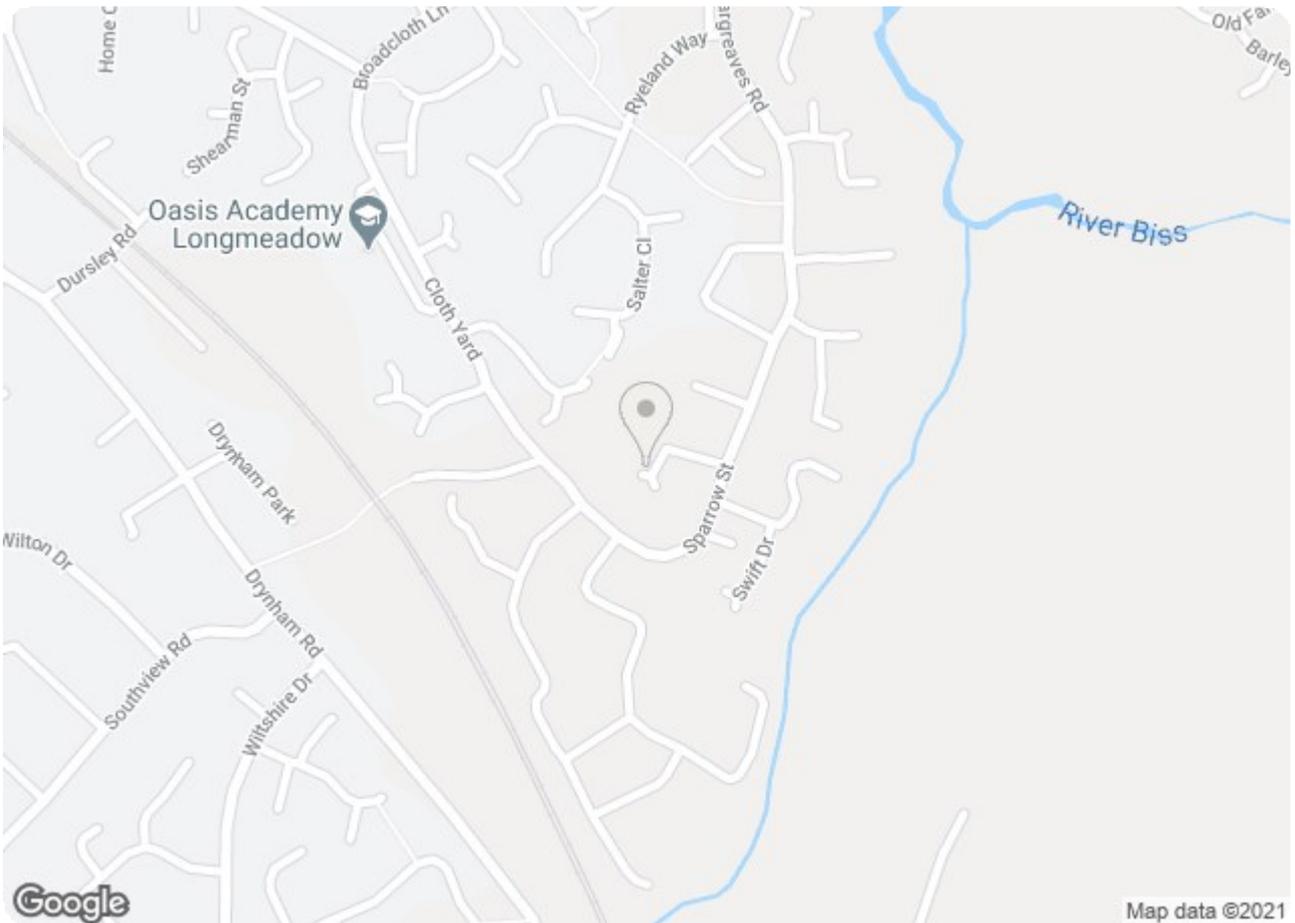
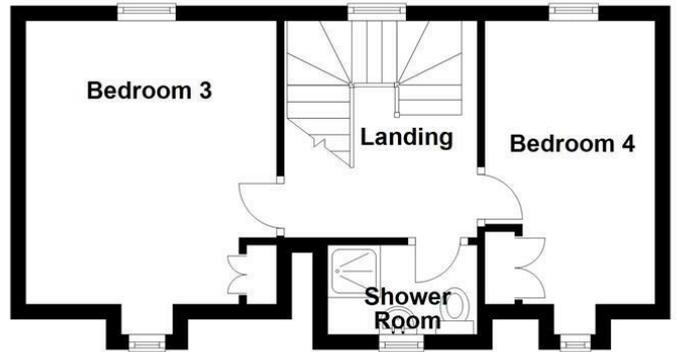
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

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