



3 Lions Orchard
Holt, Trowbidge, Wiltshire, BA14 6RY



Constructed in 2007 as part of a private development of only 15 homes, a smart, modern town house providing exceptionally well presented accommodation arranged over three floors. Conveniently situated for Holt's vast array of amenities including shop, post office, cafe, two public houses, primary school, Church and The Courts National Trust gardens.



Four Bedrooms
Sitting Room
Kitchen/Dining Room
Cloakroom
Bathroom
En-Suite Shower Room
Garden
Allocated Parking Space
Gas Central Heating
Double Glazing

£375,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Obscure double glazed entrance door to front, stairs to the first floor, radiator.

Sitting Room 4.90m (16' 1") x 3.35m (11')

Double glazed window to rear, fitted storage cupboard, double glazed double doors to garden.

Kitchen/Dining Room

3.94m (12' 11") x 2.74m (9')

Double glazed window to front, 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, tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, fitted electric oven and five ring gas hob with pull out extractor hood over, wall mounted gas boiler, tiled floor, radiator.

Cloakroom

Obscure double glazed window to front, pedestal wash hand basin, close coupled WC, tiled splashbacks, extractor fan, tiled floor, radiator.

FIRST FLOOR

Landing

Stairs to the second floor, airing cupboard housing hot water cylinder.

Bedroom 1 3.89m (12' 9") x 3.49m (11' 5") max
Double glazed window to rear, built-in wardrobe and storage cupboard, radiator.

En-Suite Shower Room

Obscure double glazed window to rear, three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, radiator.

Bedroom 2

Double glazed window to front, built-in storage cupboard, radiator.

Bathroom

Obscure double glazed window to front, three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan.

SECOND FLOOR

Landing

Radiator.

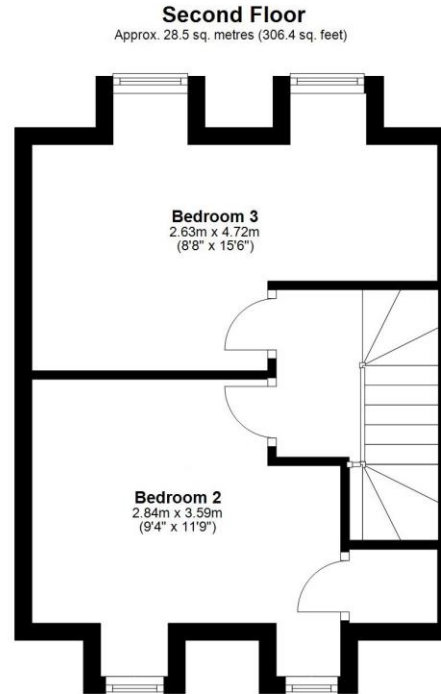
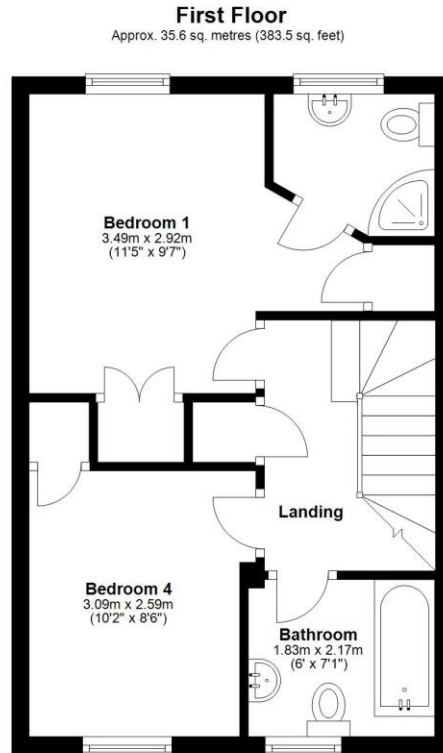
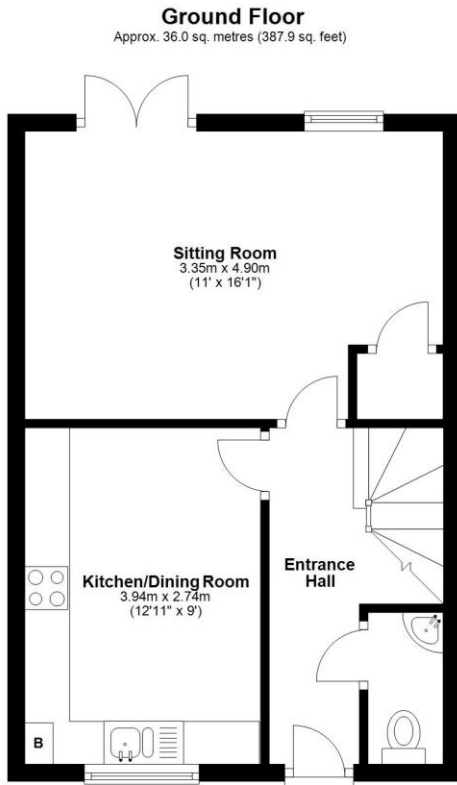
Bedroom 3 3.68m (12' 1") x 2.06m (6' 9") max
Two double glazed windows to front, built-in storage cupboard, radiator.

Bedroom 4 4.72m (15' 6") x 2.63m (8' 8") max
Two double glazed windows to rear, radiator.

EXTERNALLY

Enclosed rear garden with artificial lawn, decking area, lighting, storage shed, cold water tap, gated rear access.





Total area: approx. 100.1 sq. metres (1077.8 sq. feet)
This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band D - £ 2,435.11 (April 2024 - March 2025 financial year)

Viewing: Strictly by appointment Kingstons.

Directions: Leave Bradford on Avon via B3107 Holt Road. Upon reaching Holt proceed straight over the mini roundabout, through Ham Green and onto The Street. Turn left into The Midlands, just before the village store and follow the road around to the right where 3 Lions Orchard will be found on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		