



55a Leigh Road
Holt, Trowbridge, Wiltshire, BA14 6PW



Individual detached property providing a generous level of flexible, family-sized accommodation, arranged over two floors. Conveniently situated for Holt's impressive array of amenities including shop, post office, cafe, public house, primary school, church and The Courts National Trust gardens.



Three Bedrooms
Bedroom Four / Snug
Sitting Room
Dining Room
Kitchen
Shower Room
Bathroom
Garden
Garage & Workshop
Driveway

£550,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

UPVC obscure double glazed windows to front and side, UPVC double glazed entrance door to side.

Hall

Stairs to the first floor, two built-in storage cupboards, radiator.

Sitting Room 5.21m (17'1") x 3.43m (11'3")

UPVC double glazed window to front, feature fireplace with electric fire, radiator.

Dining Room 3.79m (12'5") x 3.19m (10'6")

UPVC double glazed window to front, built-in storage cupboard, exposed floorboards, radiator.

Kitchen 4.25m (13'11") x 3.17m (10'5")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, ceramic 1 1/2 bowl sink unit with mixer tap, integrated dishwasher and wine cooler, space for fridge/freezer, built-in eye level electric oven, four ring electric hob with extractor hood over, UPVC double glazed door to garden.

Snug/Bedroom 4 3.49m (11'6") x 3.32m (10'11")

UPVC double glazed double doors to garden, shelved recess, exposed floorboards, radiator.

Shower Room

Three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, plumbing for washing machine.

FIRST FLOOR

Landing

UPVC obscure double glazed window to side.

Bedroom 1 5.21m (17'1") x 3.42m (11'3")

UPVC double glazed window to front, radiator, partitioned to create a study/dressing area.

Bedroom 2 5.21m (17'1") x 2.70m (8'10") max

Two UPVC double glazed windows to front, radiator.

Bedroom 3 3.25m (10'8") x 2.30m (7'7")

Double glazed Velux window, built-in storage cupboard with access to eaves space housing gas combination boiler, radiator.

Bathroom

UPVC double glazed window to rear, three piece suite comprising bath with hand shower attachment, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, radiator.

Laundry Room

UPVC double glazed window to rear, radiator.

EXTERNALLY

Enclosed rear garden mainly laid to lawn, light, patio, decking, vegetable garden, cold water tap, gated side access.

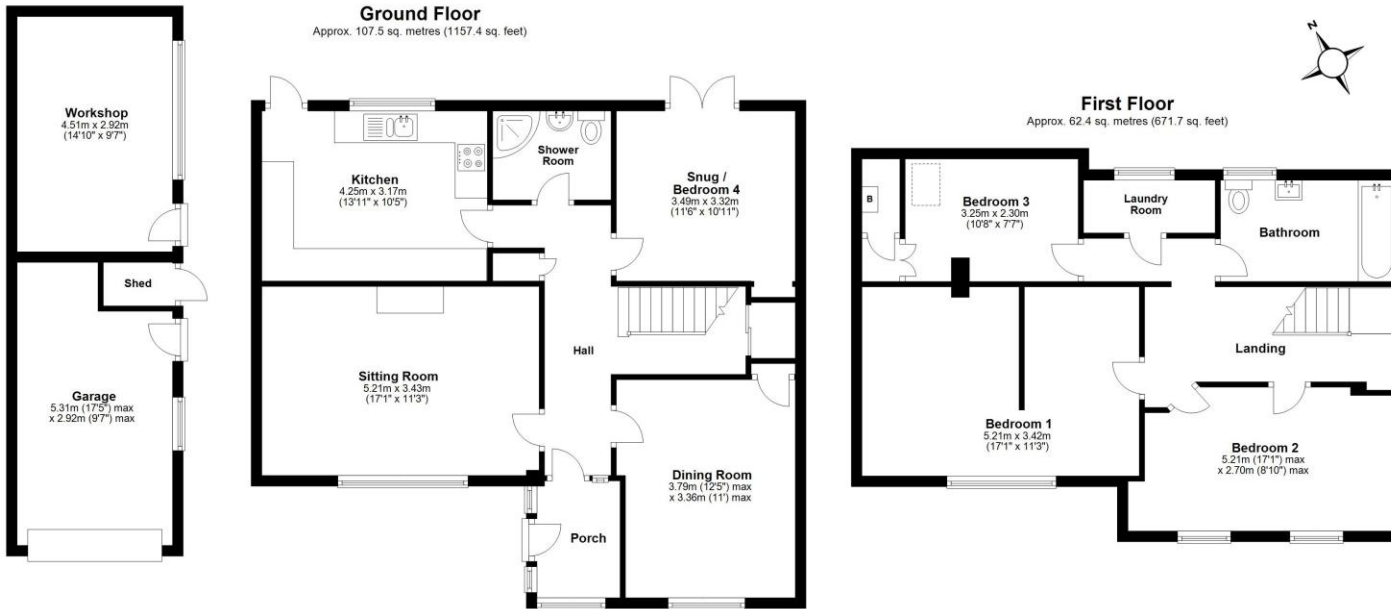
Garage 5.31m (17' 5") x 2.92m (9' 7")

Power and light connected, up and over door to front, personnel door and window to side.

Workshop 4.51m (14' 10") x 2.92m (9' 7")

Power and light connected, entrance door and window to side.





Total area: approx. 169.9 sq. metres (1829.1 sq. feet)
This representation is provided for general guidance and is not to scale. All measurements quoted are approximate.



Tenure: Freehold.

Council Tax: Band D - £2,210.34 (April 2024 - March 2025 financial year)

Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: Leave Bradford on Avon via the B3107 Holt Road. Upon reaching Holt, proceed straight over the mini roundabout and turn immediately left onto Leigh Road. Number 55a 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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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