



7 Beckerley Lane
Holt, Trowbridge, Wiltshire, BA14 6QQ


KINGSTONS

One of just fifteen homes tucked away within a cul-de-sac backing on to fields and within easy reach of Holt's many amenities including shop, post office, primary school, church, two public houses, National Trust gardens and café. Providing light and airy accommodation arranged over two floors, with garage, driveway and garden, and presenting an exceptional opportunity to acquire a practical family home within in a highly desirable village setting.



Views Across Fields
Four Bedrooms
Sitting Room
Kitchen Dining Room
Study
Utility Room
Bathroom, En-Suite and Cloakroom
Garage
Driveway
Gas Central Heating
£525,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door, UPVC double glazed window to front, stairs to the first floor with storage under, radiator.

Study 3.03m (9'11") x 2.59m (8'6") max
UPVC glazed window to front, radiator.

Sitting Room 4.71m (15'5") max x 4.37m (14'4") max
Double glazed sliding door to garden, feature fireplace with open fire, two radiators.

Kitchen/Dining Room

7.86m (25'9") x 2.74m (9')
UPVC double glazed windows to front and rear, fitted with a matching range of base and eye level units with worktop space over, twin bowl ceramic sink with swan neck mixer tap, fitted electric oven, four ring gas hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, two radiators.

Utility Room 2.63m (8'8") x 1.66m (5'5")
Half glazed door to garden, fitted with a matching range of base units, stainless steel sink, plumbing for washing machine, boiler serving hot water and central heating, radiator.

Cloakroom

UPVC obscure double glazed window to side, close coupled WC, wash hand basin, radiator.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1 4.00m (13'1") x 3.11m (10'2")
UPVC glazed window to rear, fitted wardrobe, radiator.

En-Suite

Three piece suite comprising shower enclosure, pedestal wash hand basin with mixer tap and close coupled WC, tiled splashbacks, heated towel rail.

Bedroom 2 3.52m (11'7") x 3.20m (10'6")
UPVC double glazed window to rear, radiator.

Bedroom 3 3.03m (9'11") x 2.85m (9'4")
UPVC double glazed window to front, cupboard housing hot water cylinder, radiator.

Bedroom 4 3.18m (10'5") x 2.14m (7')
UPVC double glazed window to front, radiator.

Bathroom 1.99m (6'6") x 1.67m (5'6")
UPVC obscure double glazed window to front, three piece suite comprising bath with shower over, wash hand basin, close coupled WC, tiled splashbacks.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio, decking and gated side access. A driveway to the front of the property provides off road parking for two cars.

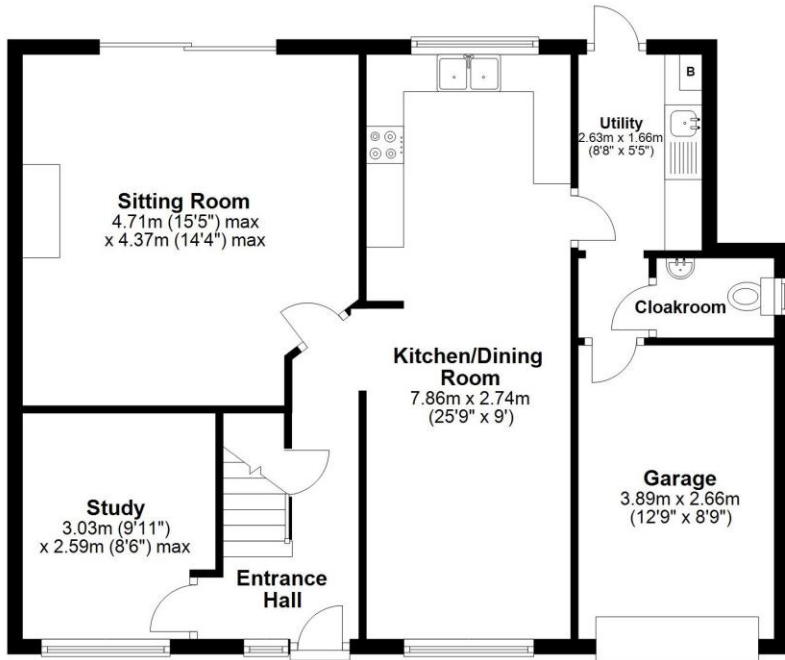
Garage

Personnel door to rear, up and over door to front, power and light.



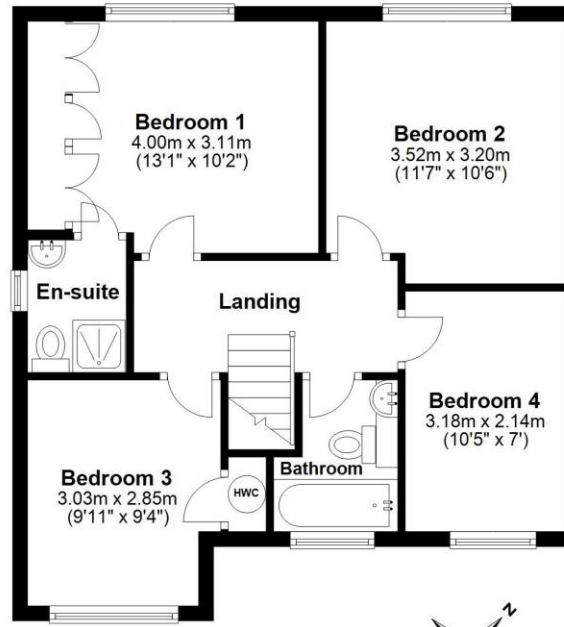
Ground Floor

Approx. 76.1 sq. metres (818.9 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



Total area: approx. 129.3 sq. metres (1391.6 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



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

Council Tax: Band E - £2,577.21 (April 2023 - March 2024 financial year)

Directions: From our office in Silver Street, proceed up the hill and out of town on the B3105 Holt Road. Upon reaching Holt proceed straight over the mini roundabout, through Ham Green and onto The Street. Take the third turning on the left into Beckerley Lane where number 7 will be found at the end of the cul-de-sac.

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		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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