



**Wrights**  
01225 755553

Wingfield Road, Trowbridge, Wiltshire, BA14 9EQ

Offers in Excess of £375,000

This four bedroom detached dormer bungalow occupies a generous plot on the sought after Wingfield Road, close to Trowbridge railway station, the town centre and a choice of primary and secondary schools. Features include electric underfloor heating, PVCu double glazing, a spacious lounge with wood burning stove, conservatory, four spacious double bedrooms, a large rear garden with log cabin (ideal for a home office or studio) and double garage with driveway parking in front.

### Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Four bedroom detached dormer bungalow**

**Generous plot with large rear garden**

**Double garage with electric door and driveway parking in front**

**Electric underfloor heating on the ground floor**

**PVCu double glazing**

**Four spacious double bedrooms**

**Conservatory**

**Log cabin - ideal for a home office or studio**

**Requires some updating**



## The property comprises

### Ground Floor

#### Entrance Hallway

With obscured PVCu front door, wood laminate flooring and stairs to the first floor with storage cupboard under.

#### Cloakroom

With low level W.C, hand basin and obscured PVCu double glazed window to the side.

#### Kitchen

*11' 11" x 9' 4" (3.63m x 2.85m)*

With a range of eye level and base units, worktops with tiled splash backs, electric oven, four ring electric hob with extractor hood over, stainless steel sink and double drainer unit, space for fridge, washing machine and tumble dryer, larder cupboard, PVCu double glazed window to the rear and PVCu door to the side.

#### Side porch

With obscured PVCu double glazed windows and PVCu door to the front.

#### Lounge/Diner

*12' 10" x 24' 0" (3.91m x 7.31m) max*

With wood burning stove and feature brick surround, serving hatch to the kitchen, PVCu double glazed window to the rear and sliding patio doors to the conservatory.

### Conservatory

*10' 8" x 11' 11" (3.26m x 3.64m)*

With tiled flooring, PVCu double glazed windows to the sides and rear and PVCu french doors opening onto the rear garden.

### Bedroom 3

*11' 5" x 13' 9" (3.47m x 4.18m)*

With built in storage cupboard, wall mounted electric heater and PVCu double glazed window to the front.

### Bedroom 4

*12' 2" x 12' 6" (3.71m x 3.80m)*

With PVCu double glazed window to the front.

### First Floor

#### Landing

With airing cupboard housing hot water cylinder.

#### Bedroom 1 *16' 4" x 15' 8" (4.98m x 4.77m) plus storage*

With eaves storage, two additional built in storage cupboards and PVCu dormer window to the front.

#### Bedroom 2 *16' 4" x 13' 9" (4.98m x 4.19m)*

With eaves storage, additional built in storage cupboard and PVCu dormer window to the front.

### Bathroom

With suite comprising bath with electric shower over, W.C and pedestal hand basin and two obscured PVCu double glazed windows to the rear.

### Externally

#### To the front

The property is set back from the road with a spacious front garden, laid to lawn with a range of trees and hedging. A path leads to the front door and to the side porch and a gate provides access to the rear garden. A gated driveway provides off road parking in front of the garage.

#### Double garage

*18' 11" x 15' 9" (5.76m x 4.80m)*

With electric up and over door, windows to the side, power and light.

### To the rear

The generous rear garden is fully enclosed and offers a good degree of privacy, with areas laid to lawn, a range of shrubs and trees, a patio seating area and a gate providing access to the front of the property.

### Cabin

*17' 6" x 18' 0" (5.33m x 5.49m)*

Ideal for use as an office, studio or workshop, the cabin is double skinned with added insulation and comprises two rooms with electric heaters and windows to the rear and side.

### Council tax

The property is currently in council tax band E.

### Tenure

The property is sold as freehold.

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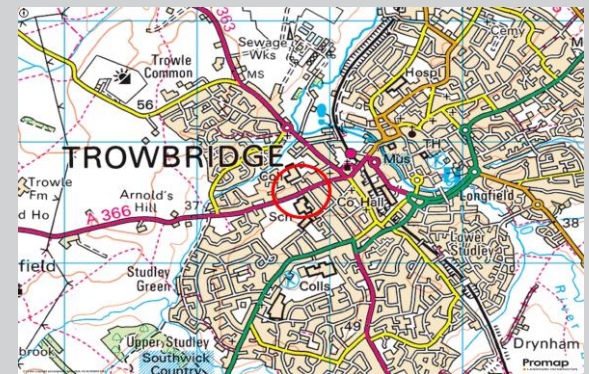
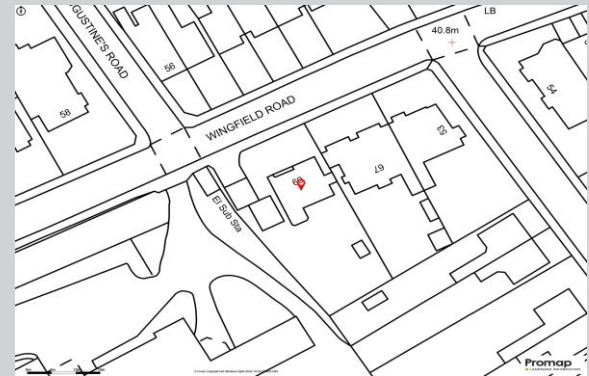
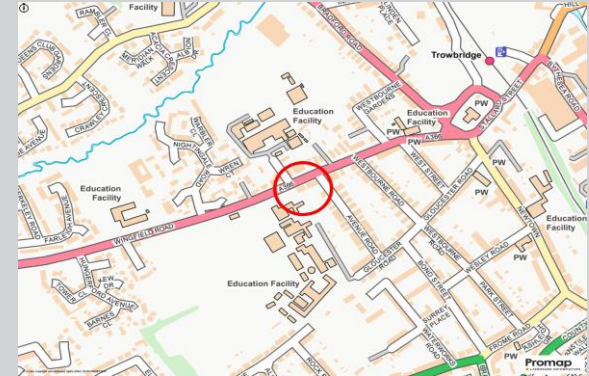
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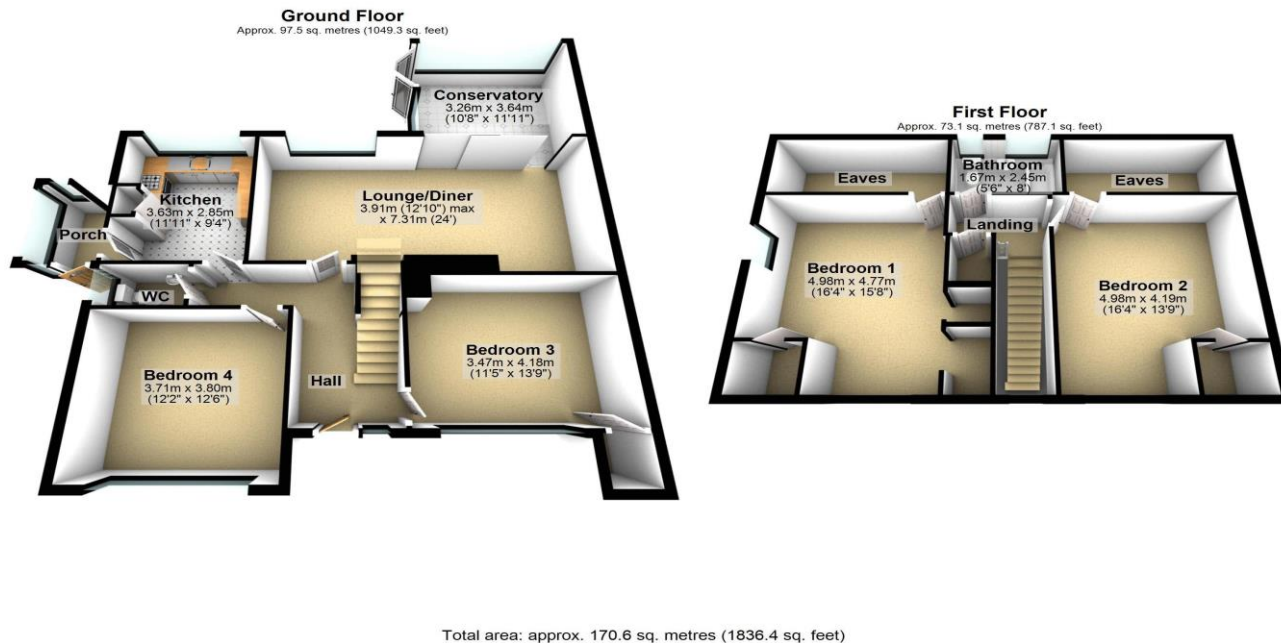


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