



**Wrights**  
01225 755553

Greenway Gardens, Trowbridge, Wiltshire, BA14 7NL

£325,000

This exceptionally spacious detached bungalow is situated on the desirable Hilpertown side of Trowbridge.

The property occupies a large plot with generous front and rear gardens, providing excellent potential for an extension. Features include a beautifully maintained, landscaped rear garden, garage and driveway parking, kitchen/breakfast room opening into a spacious dining room, a large living room with bay window, two large double bedrooms and a spacious shower room.

Sold with the benefit of no onward chain, subject to probate.



**Exceptionally spacious detached bungalow**

**Large front garden (with potential to extend, subject to planning consent)**

**Beautifully maintained landscaped rear garden**

**Garage**

### **Situation**

The property is situated in a desirable location on the Hilpertown side of Trowbridge, within easy reach of Trowbridge town centre and railway station. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Driveway parking**

**Spacious lounge**

**Kitchen/breakfast room and dining room**

**Shower room**

**two large double bedrooms**

**No onward chain, subject to probate**



## The property comprises

### Entrance Hall

With PVCu front door, tiled flooring, electric radiator and loft hatch (the loft is boarded with a light and pull down ladder).

### Lounge

*16' 2" x 15' 8" (4.93m x 4.78m)*

With open fireplace, electric radiator, PVCu double glazed window to the side and PVCu double glazed bay window to the front.

### Kitchen/Breakfast Room

*15' 2" x 9' 3" (4.62m x 2.82m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated double oven and ceramic hob, inset ceramic one and a half bowl sink/drainers, space for fridge/freezer and washing machine, island unit, electric storage heater and PVCu double glazed window to the side.

### Dining Room

*14' 1" x 9' 11" (4.30m x 3.01m)*

With electric storage heater, PVCu double glazed windows to the side and rear and PVCu door to the rear garden.

### Bedroom 1

*16' 5" x 13' 11" (5.00m x 4.24m)*

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

### Bedroom 2

*13' 0" x 11' 7" (3.96m x 3.53m)*

With electric storage heater, airing cupboard with hot water cylinder, hand basin and PVCu double glazed window overlooking the rear garden.

### Shower Room

With tiled flooring, white suite comprising large shower enclosure with electric shower, low level W.C and pedestal hand basin, wall mounted electric heater and two PVCu double glazed windows to the rear.

### Externally

#### To the front

The large front garden is mainly laid to gravel with a selection of shrubs and trees and a path leading to the front door. Paths to both sides of the property provides access to the rear garden.

#### To the rear

The beautifully maintained and spacious enclosed rear garden offers a patio seating area and areas laid to lawn, with borders of mature shrubs and trees. There is also a garden shed, a side door into the garage and driveway parking for one vehicle.

#### Garage

With up and over door to the front, power, light and side door to the garden.

### Tenure

The property is sold as freehold.

### Council tax

The property is currently in council tax band D.

### Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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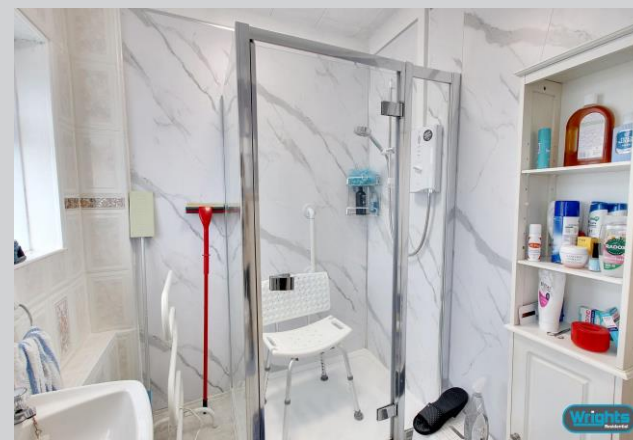
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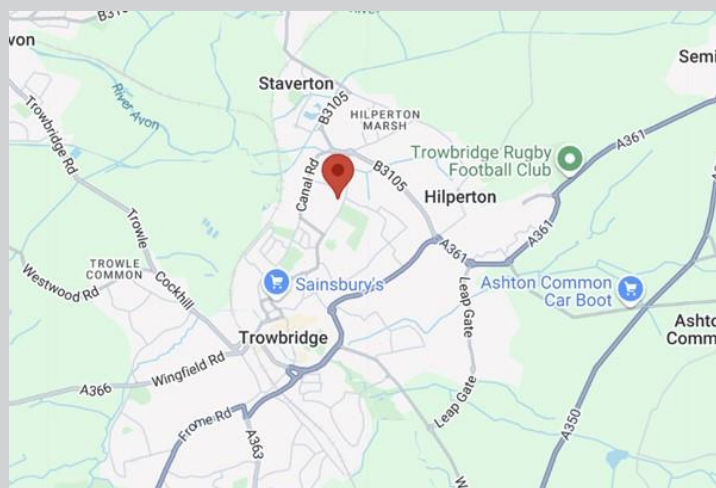
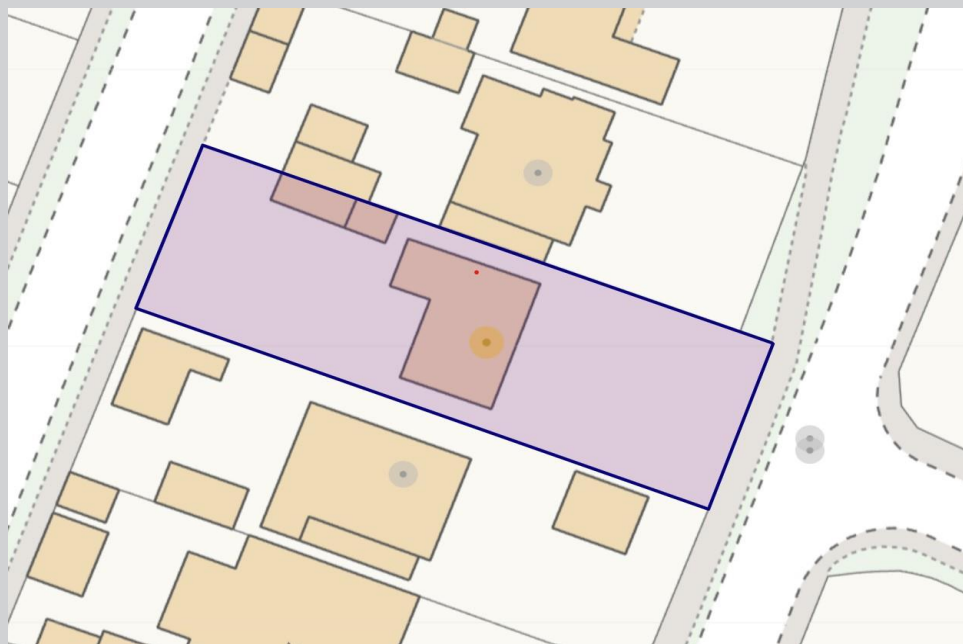
Approx Gross Internal Area  
116 sq m / 1248 sq ft



Floorplan  
Approx 99 sq m / 1063 sq ft

Garage  
Approx 17 sq m / 186 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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## Disclaimer

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