



**Wrights**  
01225 755553

Fulney Close, Trowbridge, Wiltshire, BA14 7LF

£795,000



This fantastic four bedroom detached property offers over 3300 square feet of accommodation, situated on a quiet cul-de-sac off of the desirable Victoria Road. The property boasts substantial and flexible living accommodation, with five generous reception rooms and two staircases leading to the first floor.

The ground floor of the property comprises an enclosed porch, entrance hall, spacious lounge, study, newly fitted kitchen/breakfast room, utility room, downstairs cloakroom, dining room, large sitting room and huge family/garden room with exposed beams and french doors leading to the garden.

The first floor is accessed via two staircases, from the hallway and dining room, with four double bedrooms, two en-suite shower rooms and the family bathroom,

Externally there is a lovely private enclosed rear garden and driveway parking to the front providing off road parking for several vehicles.

Sold with the benefit of no onward chain!



**Four double bedrooms**

**Two en-suite shower rooms and family bathroom**

**Flexible living accommodation**

**Large driveway**

**Private enclosed rear garden**

**No onward chain**



**Substantial four bedroom detached property - over 3300 square feet!**

**Desirable cul-de-sac location off of Victoria Road**

**Five large reception rooms**

**Brand new kitchen/breakfast room**

## Situation

The property is situated on a quiet cul-de-sac off of the extremely desirable Victoria Road, on the Hilpertown side Trowbridge. The town centre of Trowbridge is 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 (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.

## The property comprises

### Ground Floor

#### Entrance Porch

With wooden front door, tiled flooring built in storage cupboard and windows to the front and side.

#### Hallway

With wood flooring, radiator, coved ceiling, storage cupboard, stairs to the first floor and window to the front.

#### Lounge 20' 11" x 12' 11" (6.37m x 3.94m)

With two radiators, open fireplace, coved ceiling, large bay window to the front and sliding patio doors opening onto the rear garden.

#### Study 13' 11" x 11' 5" (4.24m x 3.47m) max

With radiator, storage cupboard under the stairs and window to the rear.

#### Dining Room 17' 3" x 12' 9" (5.26m x 3.88m)

With two radiators, decorative coved ceiling, stairs to the first floor and window to the side.

#### Sitting Room 22' 0" x 17' 5" (6.70m x 5.30m)

With two radiators, gas fire with stone surround, coved ceiling, windows to both sides and the front and wooden door to the side.

#### Kitchen/Breakfast Room 22' 0" x 13' 11" (6.70m x 4.25m)

With LVT flooring, a range of newly fitted eye level and base units, worktops with partially tiled splash backs, range cooker with five ring gas hob and extractor hood over, space for fridge/freezer and dishwasher, one and a half bowl sink/drain unit, two radiators, cupboard housing Megaflow hot water cylinder, additional built in storage cupboard, coved ceiling and windows to the rear.

#### Utility room

With tiled floor, space for washing machine and tumble dryer, wall mounted gas boiler and window to the side.

#### Cloakroom

With tiled floor and walls, suite comprising low level W.C and hand basin, radiator and obscured window to the rear.

#### Rear hall

With wood flooring, exposed beams, radiator, french doors opening onto the rear garden and door to the side.

#### Family room/hobby room 31' 8" x 10' 8" (9.66m x 3.24m)

Ideal for a home office, family room or hobby room, this huge space offers three radiators, exposed ceiling beams, windows overlooking the rear garden, Velux windows and wooden french doors opening onto the rear garden.

## First Floor

### Landing

With Velux window and stairs to the dining room.

### Master bedroom 22' 6" x 13' 0" (6.87m x 3.95m) max

With two radiators, walk in wardrobe and windows to the front and side.

### Master en-suite

With tiled floor, suite comprising quadrant shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, extractor fan and Velux window to the side.

### Bedroom 2 21' 8" x 15' 2" (6.61m x 4.63m) max

With two radiators, a range of built in wardrobes and window to the rear.

### En-suite

With suite comprising corner bath with mains shower over, low level W.C and pedestal hand basin, radiator, loft hatch and Velux window to the side.

### Second landing

With two radiators and window to the rear.

### Bedroom 3 18' 0" x 12' 1" (5.48m x 3.69m) max

With built in storage cupboards, two radiators and windows to the front and rear.

### Bedroom 4 17' 11" x 13' 0" (5.47m x 3.95m) max

With built in wardrobes and storage cupboards, two radiators and windows to the front and rear.

## Family Bathroom

With suite comprising bath, pedestal hand basin and low level W.C, heated towel rail, radiator, loft hatch (this area of the loft is boarded with a light) and Velux window to the front.

## Externally

### To the front

A generous driveway laid to gravel provides off road parking for several vehicles, with a range of mature shrubs and trees and a covered area leading to the front porch.

### To the side

To the side of the property is a private garden set within a wooded area, featuring a patio seating area - perfect for relaxing or entertaining.

### To the rear

The enclosed rear garden offers a high degree of privacy and a tranquil space to be enjoyed by the new owners, with areas laid to lawn and patio, external power and lighting, a range of mature shrubs and trees and a garden pond. There is also a large custom-built shed to the side of the property with power and light.

## Council tax

The property is in council tax band G.

## Tenure

The property is sold as freehold



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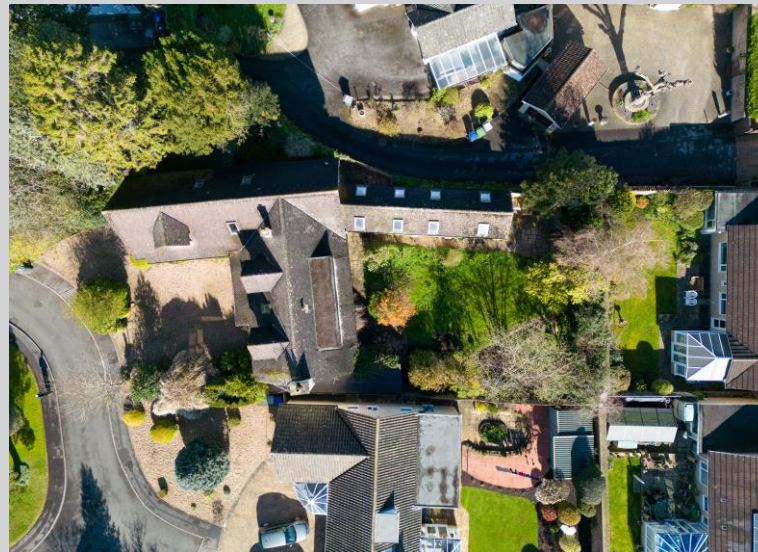
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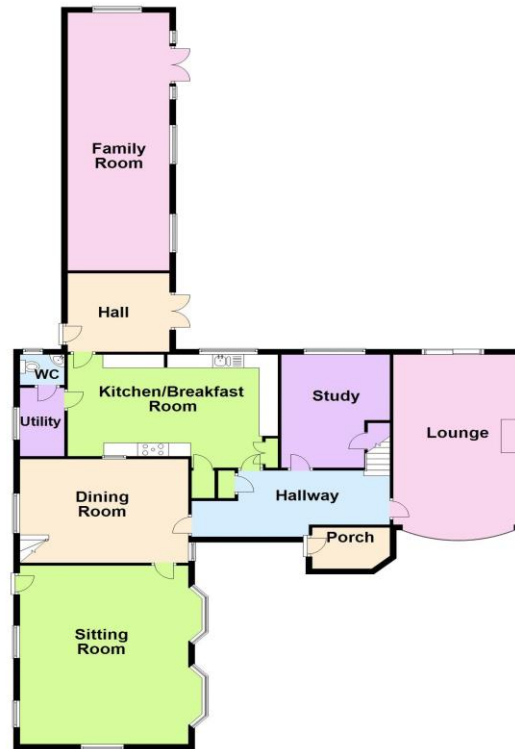


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Ground Floor

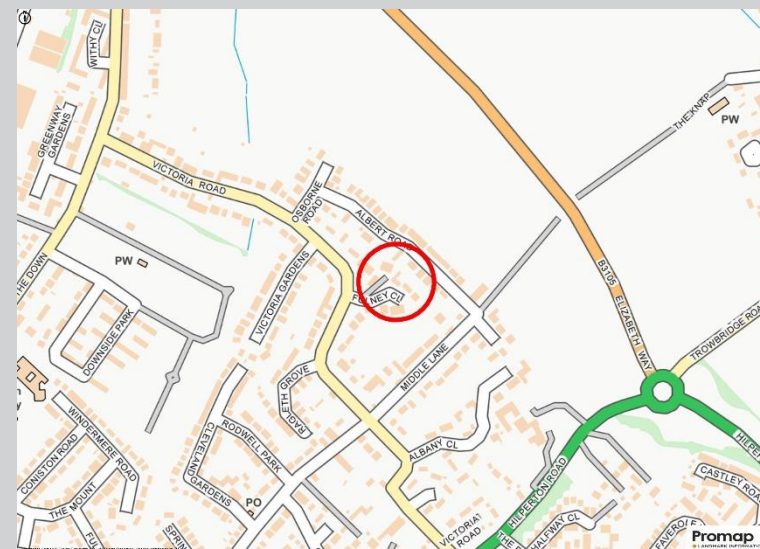


First Floor



Total area: approx. 311.3 sq. metres (3350.5 sq. feet)







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