



Wrights
01225 755553

Delamere Road, Trowbridge, Wiltshire, BA14 8ST

£360,000

This extended three bedroom detached bungalow is located on the sought after Delamere Road, just a short distance from Trowbridge town centre.

Well presented throughout, the property boasts a spacious kitchen/diner, a master bedroom with en-suite shower room, a separate spacious shower room, and a beautifully landscaped private rear garden.

Further benefits include a garage and large driveway providing ample off road parking for multiple vehicles.



Extended three bedroom detached bungalow

Spacious kitchen/diner

Master bedroom with en-suite shower room

Additional spacious shower room

Situation

The property is situated on the desirable Delamere Road, within level walking distance of the town centre of Trowbridge, which offers a full range of town centre shops, restaurants and cafes, and the the Odeon cinema complex.

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.

Gas central heating and PVCu double glazing

Large block paved driveway

Garage

Private, beautifully maintained rear garden

Viewing recommended



The property comprises

Entrance Porch

With PVCu front door and tiled flooring.

Hallway

With PVCu door, built in storage cupboard and loft hatch.

Lounge

11' 0" x 14' 5" (3.35m x 4.39m)

With radiator, wood burning stove with stone surround and PVCu double glazed window to the front.

Kitchen/Diner

16' 10" x 24' 1" (5.12m x 7.34m) max - L shaped room

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, range cooker with right ring gas hob and extractor hood over, ceramic sink/drainage unit, space for American style fridge/freezer, washing machine, dishwasher and tumble dryer, two PVCu double glazed windows to the rear and PVCu door opening onto the rear garden.

Bedroom 1

11' 8" x 9' 7" (3.56m x 2.91m)

With radiator and PVCu double glazed windows to the side and rear.

En-suite

With white suite comprising quadrant shower enclosure with mains rainfall shower, hand basin with vanity unit and W.C, radiator, tiled flooring and splash back, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the side.

Bedroom 2

8' 10" x 9' 11" (2.68m x 3.03m)

With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 3/Study

7' 1" x 8' 3" (2.15m x 2.52m)

With built in storage cupboard, radiator and PVCu double glazed windows to the front and side.

Shower Room

With linen cupboard, white suite comprising shower enclosure with electric shower, hand basin with vanity unit and W.C, radiator, inset ceiling spotlights and extractor fan.

Externally

To the front

A spacious block paved driveway offers ample off road parking for multiple vehicles, leading to the garage. Adjacent to the driveway, a well maintained lawn area is beautifully landscaped with an attractive variety of mature shrubs and trees.

Garage

8' 8" x 16' 10" (2.64m x 5.14m)

With up and over door to the front, window to the rear, power and light.

To the rear

The beautifully landscaped rear garden offers a high degree of privacy and features a generous patio seating area alongside a well-maintained lawn. It is attractively bordered by mature trees, colourful shrubs, and raised flowerbeds, creating a tranquil outdoor retreat. A gate provides access to the driveway and the front of the property.

Tenure

The property is sold as Freehold.

Council tax

The property is in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed -1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553





Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

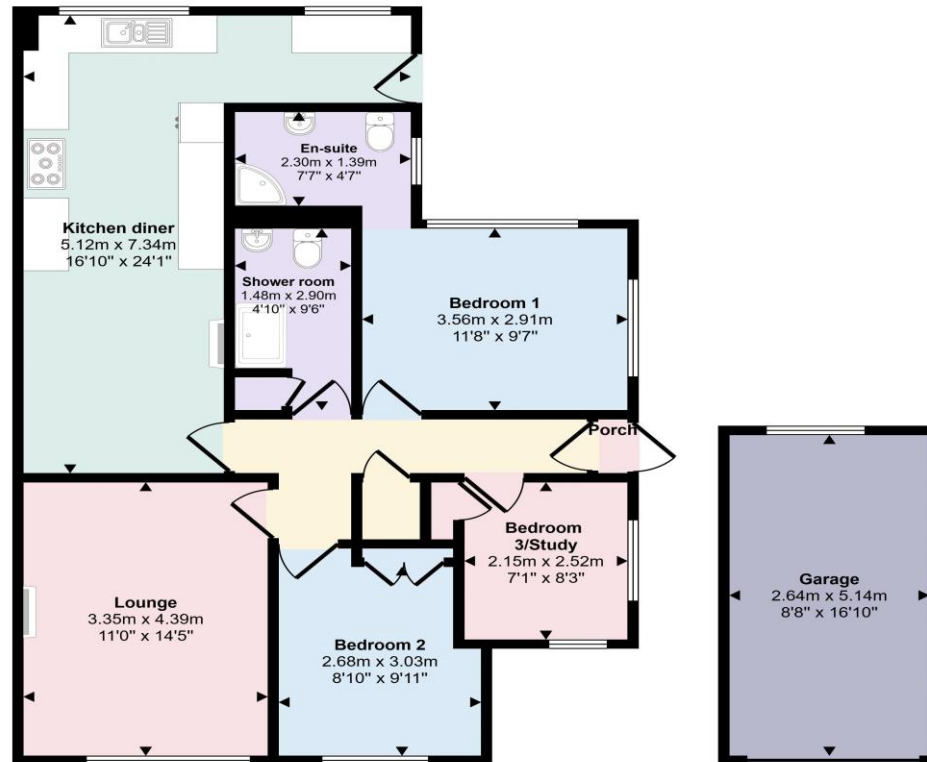


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

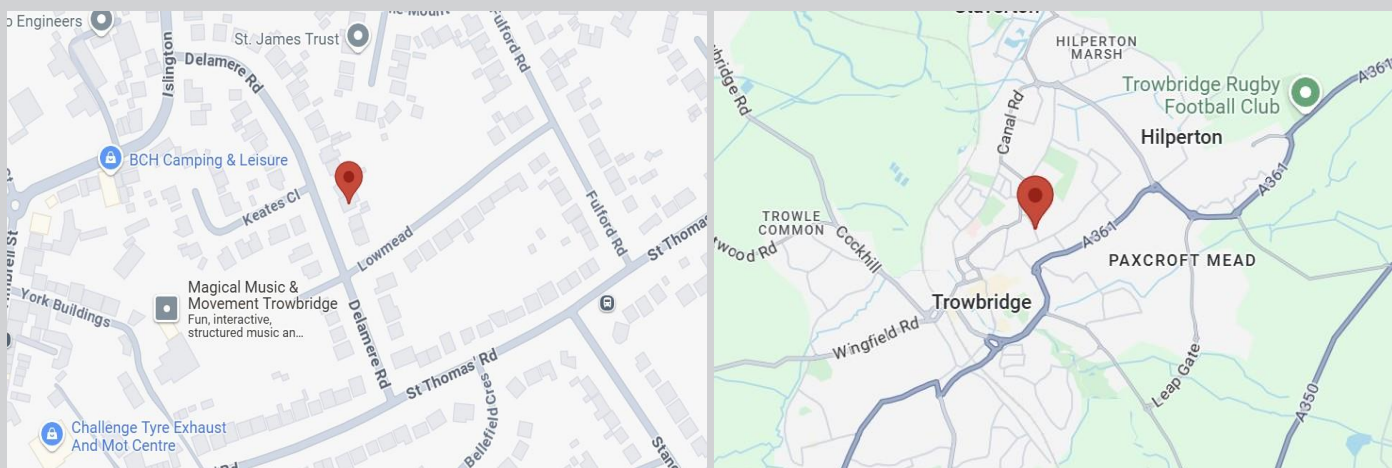
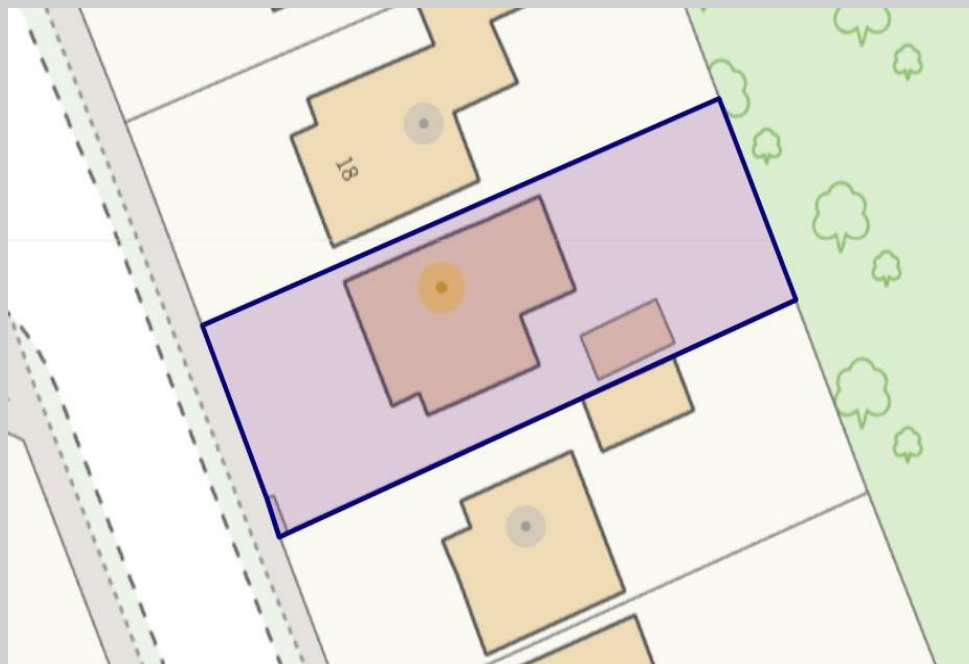
Approx Gross Internal Area
96 sq m / 1033 sq ft



Floorplan
Approx 82 sq m / 887 sq ft

Garage
Approx 14 sq m / 146 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.





01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.