



164 Wyke Road,
Trowbridge, Wiltshire, BA14 7NT


KINGSTONS



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ESTATE AGENTS

A fantastic opportunity to purchase a well presented detached bungalow located on the outskirts of Trowbridge on the Hilpertown Marsh side of town close to Kennet & Avon canal shops and open countryside. This refurbished property is situated on a large plot offering mature beautifully tended landscaped garden with private aspect, parking for several vehicles, potential to erect a garage and extend the property subject to the usual consents. The spacious and high specification interior features entrance hall, living room, freestanding kitchen with Smeg range cooker, solid oak and pine units, three bedrooms, shower room and home office/4th bedroom. Additional features include Hive system, USB points in most rooms, water softener, solid wood flooring and doors, natural stone tiling, LED lighting, UPVC double glazing and gas central heating system with Vaillant combi boiler. With town and countryside on your doorstep, Viewing recommended.

Guide Price £425,000



All measurements are approximate.
ACCOMMODATION

Entrance Hall

Solid oak door to the front with side panel window. Radiator. Solid wood flooring and inset ceiling spotlights. Access to loft space with ladder. Telephone point. Smoke alarm. Solid wood doors off and into:

Living Room

17' 9" x 11' 0" (5.41m x 3.35m)
UPVC double glazed window to the front. Radiator. Chimney breast with space for log-burner and stone hearth. Solid wood flooring and coving. Television point. Hive heating controls. USB plugs.

Kitchen

15' 6" x 11' 3" (4.72m x 3.43m)
UPVC double glazed window to the rear. Vertical radiator. Freestanding kitchen comprising solid wood unit with Belfast sink inset with pull down flexi-spray tap. Smeg range cooker. Solid wood island unit/breakfast bar. Butcher block unit with shelving under. Cupboard and drawer unit with wood worktop. New Beko washing machine and Beko dishwasher remaining. Smeg fridge/freezer remaining. Freestanding broom cupboard with power. Travertine natural stone flooring and inset ceiling spotlights. Solid oak stable door to the side.

Bedroom One

13' 3" x 10' 10" (4.04m x 3.30m)
UPVC double glazed window to the front. Radiator. Solid wood flooring and coving. USB plugs.

Bedroom Two

13' 4" x 10' 10" (4.06m x 3.30m)
UPVC double glazed French doors to the rear. Vertical radiator. Solid wood flooring and coving. USB plugs. Fitted bookshelves.

Bedroom Three

13' 4" x 6' 11" (4.06m x 2.11m)
UPVC double glazed window to the side. Radiator. Solid wood flooring, wall lights, coving and inset ceiling spotlights. USB plugs.

Shower Room

Obscured UPVC double glazed window to the rear. Vertical radiator. Suite with fully tiled surrounds comprising walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin with cupboard under and mixer tap; and w/c with dual push flush. Tiled flooring.

Home Office/Bedroom Four

17' 5" x 8' 4" (5.30m x 2.54m)
Double doors to the front. UPVC double glazed door to the side. Vertical radiator. Television point. Tiled flooring and LED light. Large pine storage cupboard.

EXTERNALLY

To The Front

Gates leading to gravel driveway providing off road parking for several vehicles. Storm porch with lighting. Area laid to lawn with trees. Gated side pedestrian access to the rear. Space for garage subject to the usual planning permission and consents. Enclosed by fencing, walling and hedgerow.

To The Rear

Large mature beautifully tended landscaped garden with private aspect comprising large reclaimed timber decked area to the immediate rear with bespoke raised fishpond and water feature, large area laid to lawn, well stocked established borders with a variety of plants, trees and shrubs; and mature trees including Poplar, Ewe and Birch. Three gardens sheds; one providing semi-covered sitting area. External lighting. Hot and cold water taps. Storage area to the side.

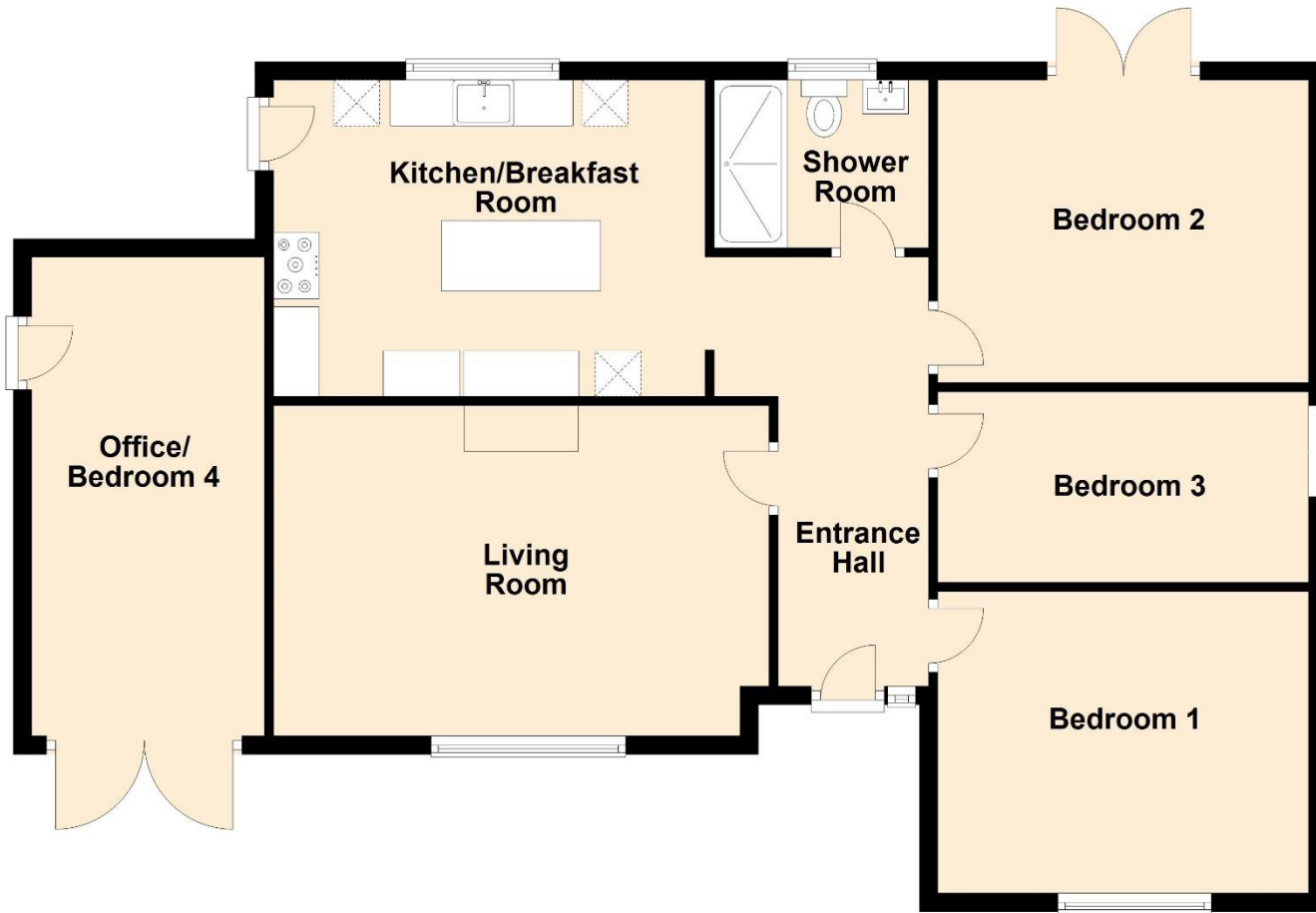
TENURE: Freehold

COUNCIL TAX BAND: D

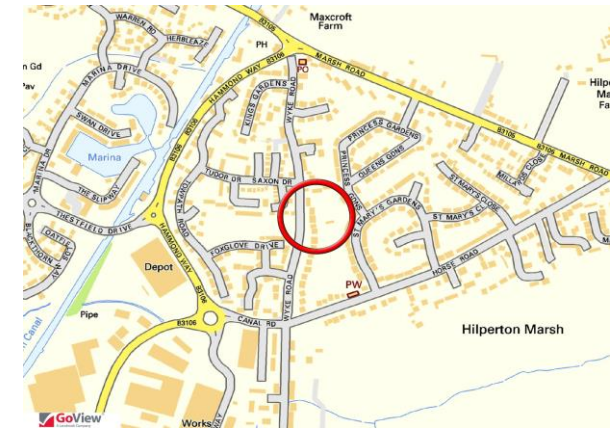
Directions: From our office in Fore Street, proceed down Wicker Hill; bear right into Hill Street and into Shails Lane. Bear right into upper Broad Street. Take the first turning left into British Row and on into Islington, continue along into The Down and then into Wyke Road. At the bottom of Wyke Road continue across the mini roundabout and the property can be found on the right hand side.



Ground Floor
Approx. 101.0 sq. metres (1086.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.