



## 1 Elm Close

North Bradley Trowbridge BA14 0SF

- Good Sized Extended Bungalow
- Living Room Backing onto Garden
- Three Bedrooms & Bathroom
- Gas Central Heating
- Workshop & Garage/Store
- Cul De Sac Backing onto Green Space
- Kitchen open Plan to Dining Room
- UPVC Double Glazing
- Front Garden & Private Rear Garden
- Tandem Driveway

**Asking Price £300,000**



### **Entrance Porch**

Composite obscured double glazed door with side panel window to the front. Coat hanging space. Obscured glazed side panel window and door to the:

### **Hallway**

Radiator. Door to cupboard with shelving, electric meter and fuse box. Smoke alarm. Heating controls. Access to loft space. Doors off and into:

### **Living Room**

16'11" x 11'2" (5.16 x 3.40)

UPVC double glazed window to the rear. Radiator. Feature gas fireplace. Coving. Television point.

### **Kitchen**

9'5" x 8'4" (2.87 x 2.54)

Range of wall and base mounted units with tiled splash-backs and wood effect rolled top work surfaces. Space for electric cooker with extractor hood over. Stainless steel one and half bowl sink drainer unit with mixer tap. Wood effect vinyl flooring. Step down to:



### **Dining Room & Utility Area**

10'3" x 9'8" (3.12 x 2.95)

UPVC double glazed window to the rear. UPVC double glazed windows and stable door to the side. Radiator. Space for table. Utility area with wall mounted units, rolled top work surface, plumbing for washing machine and dishwasher. Wood effect flooring. Door to the workshop.

### **Bedroom One**

13'4" x 9'2" (4.06 x 2.79)

UPVC double glazed window to the front. Radiator. Coving.

### **Bedroom Two**

11'3" x 9'2" (3.43 x 2.79)

UPVC double glazed window to the front. Radiator. Coving.

### **Bedroom Three**

8'3" x 6'9" (2.51 x 2.06 (2.52 x 2.05))

UPVC double glazed window to the side. Radiator. Coving.

### **Family Bathroom**

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with Mira shower over, pedestal wash hand basin and w/c with dual push flush. Shaving point and light. Tiled effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Area laid to lawn with shrubs and gravel border. Tandem driveway providing off road parking for at least three vehicles. Outside tap and lights. Gas meter.

#### **To The Rear**

Enclosed garden with private aspect comprising patio area to the immediate rear, area laid to lawn and a variety of mature trees and shrubs. Space for two large sheds. Hard standing. Lighting. All enclosed by fencing with gated rear access.

#### **Workshop**

11'6" x 8'1" (3.51 x 2.46)

UPVC double glazed window to the rear. Solid wood door to the rear. Wall mounted units. Power and lighting. Stud-wall with doorway to the:

#### **Garage/Store**

8'5" x 8'0" (2.57 x 2.44 (2.56 x 2.43))

Up and over door to the front. Power and lighting. Eaves storage.

#### **AGENTS NOTE:**

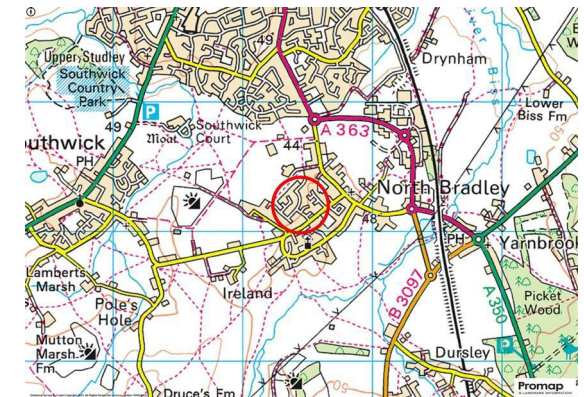
The workshop/garage/store can be turned back to a full garage with the removal of one stud wall.



Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **D**



Total area: approx. 92.3 sq. metres (993.2 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.