



65b Drynham Road

Trowbridge BA14 0PF

- Well Presented & Recently Updated Bungalow
- Living Room with Contemporary Wood Burner
- Modern Kitchen & Bathroom
- UPVC Double Glazing
- Gardens to Front & Rear
- Corner Plot Close to Bus Route, Shop & Countryside
- Conservatory/Dining Room
- Two Double Bedrooms
- Gas CH with Upgraded Boiler
- Garage & Driveway

Offers Over £290,000



Entrance Hall

UPVC double glazed door to the side with side panel window. Radiator. Access to boarded loft space. Fuse box. Oak doors off and into: linen cupboard with hanging rail and shelving.

Living Room

16'3" x 12'5" max (4.95 x 3.78 max)
UPVC double glazed window to the rear with fitted blind. Two contemporary vertical radiators. Contemporary log burner with stone hearth. Two television points. Coving. Carbon monoxide alarm. Oak door to the kitchen. Part glazed oak door to the:

Conservatory/Dining Room

11'3" x 9'6" (3.43 x 2.90)
UPVC double glazed window and French doors to the rear with fitted blinds. Tinted double glazed roof. Radiator. Tiled flooring.



Kitchen

11'2" x 7'11" max (3.40 x 2.41 max)
UPVC double glazed windows to the side and rear. Range of high gloss wall, base, drawer and slim larder units with metro tiled splash-backs and contrasting square edge work surfaces. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in four-ring hob with extractor hood over. Built-in high level electric double oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Integrated fridge. Wall mounted Worcester combi boiler - installed 2023. Tiled flooring. Oak door to large pantry with shelving.

Bedroom One

12'10" x 11'1" (3.91 x 3.38 (3.90 x 3.37))
UPVC double glazed window to the front. Radiator. Two built-in double wardrobes with hanging rails and shelving.

Bedroom Two

9'7" x 8'11" (2.92 x 2.72)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rail and shelving. Oak door to:

En Suite Cloakroom

White combination w/c with dual flush, and wash hand basin. Extractor fan.

Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three

piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboards under and w/c with dual push flush. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front & Side

Gate and steps leading to the front door with storm porch over and entrance light. Large area laid to lawn to the front. Area laid to lawn and gravel border to the side with gate leading to the rear garden. All enclosed by laurel hedgerow.

To The Rear

Enclosed low maintenance, landscaped garden with private westerly facing aspect comprising paved patio area to the immediate rear and area laid to loose stone chippings. Pathway to gate leading to garage and driveway. Log store. All enclosed by fencing.

Garage & Driveway

17'8" x 9'1" (5.38 x 2.77 (5.39 x 2.78))
Up and over door to the front. Power and lighting. Eaves storage. Gravel driveway to the front providing off road parking for at least two vehicles.



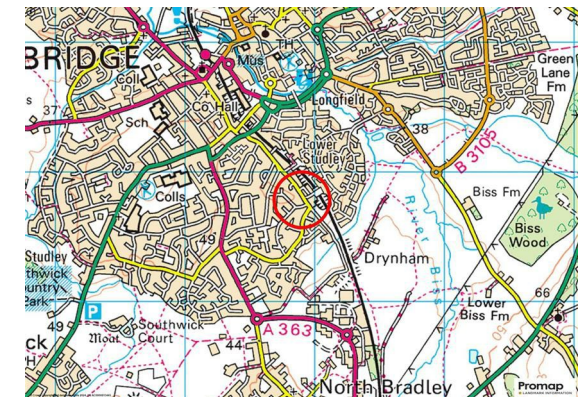
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**

Ground Floor

Approx. 87.1 sq. metres (937.4 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 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.