



Rose Cottage Cleveland Gardens

Trowbridge BA14 7LX

- Immaculately Presented Two Bedroom Detached Bungalow
- Off the Off St Thomas Road Close to Bus Stop, Local Shops & Services
- En Suite Shower Room & Bathroom
- Oak Doors & Flooring
- Small Courtyard Garden
- Constructed in 2019 and Finished to a High Specification
- Living Room Open Plan to Kitchen/Dining Room with Integrated Appliances
- UPVC Double Glazing
- Gas Central Heating with Boiler Warranty
- Driveway for Two Vehicles

Offers Over £290,000





ACCOMMODATION

All measurements are approximate

Living Room

17'6 x 14'5 (5.33m x 4.39m)

UPVC double glazed window and door to the front. Radiator. Large built-in storage cupboard with oak doors enclosing. Television point. Glazed, oak framed door to the hallway. Smoke alarm. Oak flooring. Open plan to the:

Kitchen/Dining Room

17'6 x 11'3 (5.33m x 3.43m)

UPVC double glazed window to the front. UPVC double glazed French doors and windows to the side. Radiator. Range of shaker style wall, base and drawer units with marble effect work tops. Stainless steel single sink drainer unit with mixer tap, Built-in stainless steel electric oven, four-ring gas hob and extractor hood over. Integrated dishwasher, fridge, freezer and washer/dryer. Enclosed Worcester combi boiler - annually serviced and with 2 years remaining on the warranty. Oak flooring and inset ceiling spotlights.

Hallway

Access to loft space. Smoke alarm. Oak doors off and into:



Bedroom One

11'6 x 11'3 (3.51m x 3.43m)
UPVC double glazed window to the front. Radiator. Television point. Oak door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator and chrome towel radiator. Three piece white suite with part Travertine stone tiled surrounds comprising large double shower cubicle with mains shower and door enclosing, wash hand basin with cupboards under and w/c with dual push flush. Travertine stone tiled flooring and inset ceiling spotlights.

Bedroom Two

9'7 x 7'11 (2.92m x 2.41m)
UPVC double glazed window to the front. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator and chrome towel radiator. Three piece white suite with part Travertine stone tiled surrounds comprising panelled bath, wash hand basin with cupboards under and w/c with dual push flush. Travertine stone tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front & Side

Pitch tiled storm porch over front door with entrance light. Gravel borders. Shared gravel driveway leading to gravel driveway for two vehicles. Bin storage area. Access to the rear.

To The Side & Rear

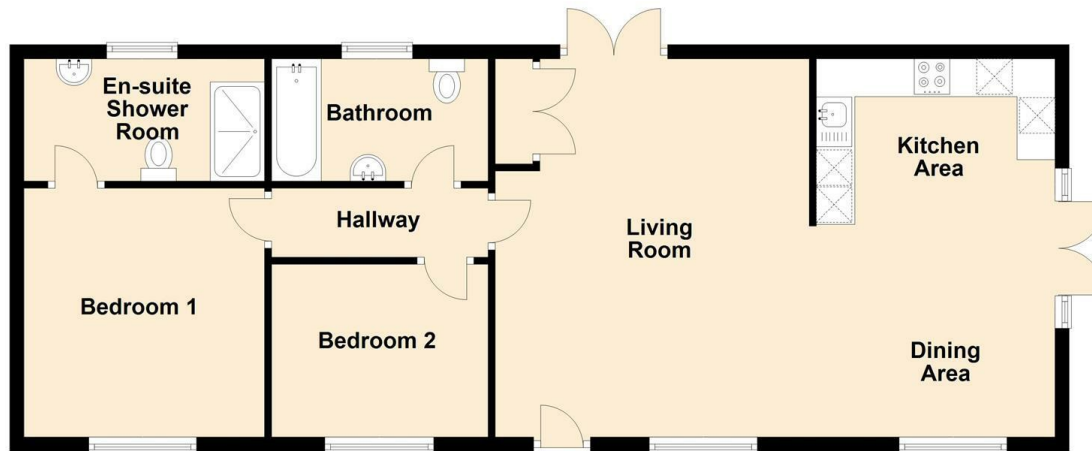
Small paved courtyard area to the side with raised beds enclosing. Gravel pathway with raised bed along the rear of the property leading to driveway. External lighting and tap. Enclosed by fencing and hedgerow.



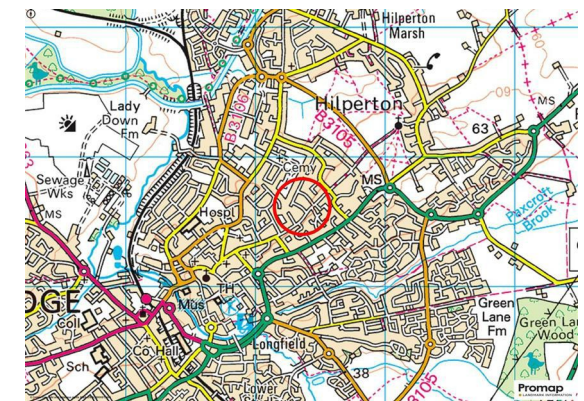
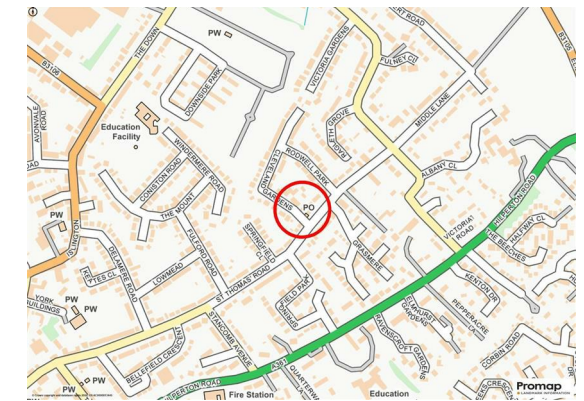
Tenure **Freehold**
Council Tax Band **D**
EPC Rating **B**

Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.