



## 8 Springfield Close

Trowbridge BA14 8TB

- Well Presented & Well Maintained Detached Bungalow
- Large Plot with Established Private Garden
- Kitchen/Dining Room with Integrated Appliances
- En Suite Shower Room & Bathroom
- Garage & Driveway for Several Vehicles
- Tucked Away Off the Well Regarded St Thomas Road
- Living Room & Conservatory
- Two Double Bedrooms
- UPVC D/G & Gas C/H with Replacement Boiler
- No Onward Chain

**Offers Over £320,000**



### **Entrance Porch**

UPVC double glazed double doors to the front. Vinyl flooring. Light. Hard wood, part glazed door to the:

### **Hallway**

UPVC double glazed window to the side. Radiator. Smoke alarm. Access to loft space. Oak panelled doors off and into: storage cupboard with fuse box and shelving.

### **Living Room**

14'5" x 11'1" (4.41 x 3.38)

UPVC double glazed window to the front. Radiator. Feature stone fireplace with electric fire. Television point. Oak double doors to the:

### **Kitchen/Dining Room**

12'11" x 9'0" (3.96 x 2.75)

Radiator. Range of modern, wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric double oven and four-ring gas hob with extractor hood over. Integrated slimline dishwasher, washing machine and fridge/freezer. Space for table. UPVC double glazed window and French doors to the:



### **Conservatory**

10'2" x 9'8" (3.12 x 2.95)  
UPVC double glazed and Bradstone construction with French doors to the side. Electric heater. Wood effect vinyl flooring.

### **Bedroom One**

10'5" x 9'11" (3.19 x 3.04)  
UPVC double glazed window to the front. Radiator. Oak panelled door to built-in wardrobe with hanging rail and shelving.

### **Bedroom Two**

9'10" x 9'2" (3.02 x 2.80)  
UPVC double glazed windows to the side and rear. Radiator. Oak panelled door to built-in wardrobe with shelving. Oak panelled door to the:

### **En Suite Shower Room**

Chrome towel radiator. Modern three piece white suite comprising tiled shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Mirrored medicine cabinet.

### **Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern Three piece white suite with

part tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c with dual push flush. Shaving point. Oak panelled door to the: airing cupboard housing Ideal combi boiler and shelving.

### **EXTERNALLY**

#### **To The Front**

Entrance light. Area laid to lawn with well stocked established borders with a variety of plants and shrubs. Gravel driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear. Gas meter.

#### **To The Rear**

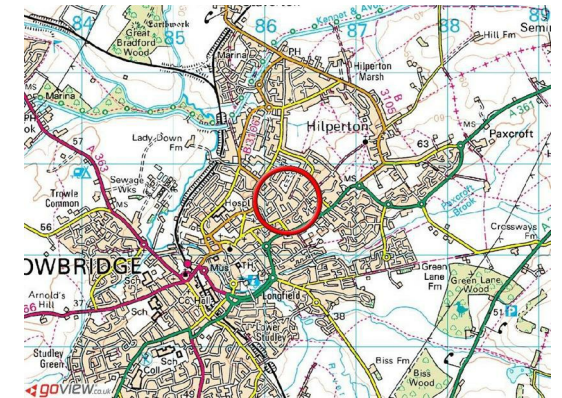
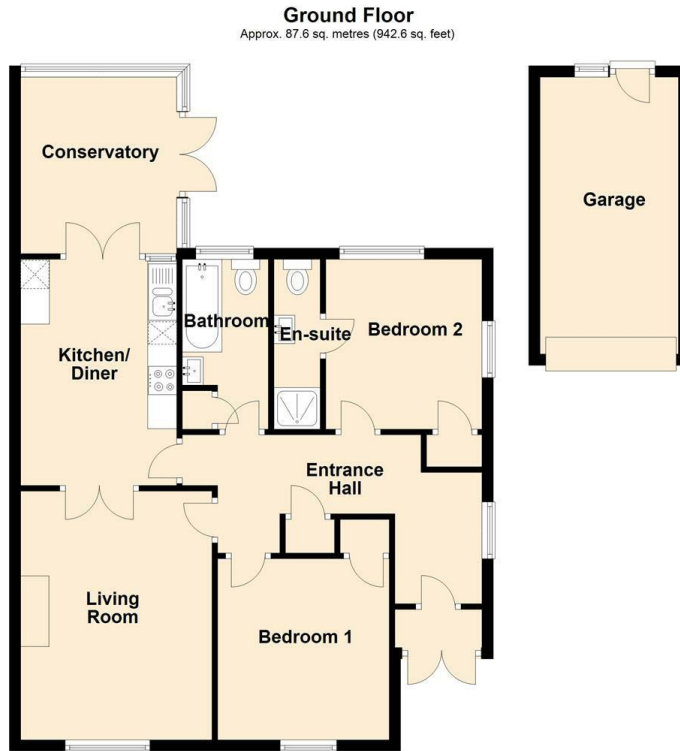
Large enclosed established garden with private aspect comprising patio area to the immediate rear, large area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Greenhouse. External tap and power point. All enclosed by fencing.

#### **Garage**

15'11" x 7'11" (4.86 x 2.43)  
Up and over door to the front. Power and lighting. Work bench. Window and door to the rear.



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



  
**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.