



9 Fulney Close Trowbridge BA14 7LF

- Well Presented & Spacious Detached Bungalow, circa 1500sqft, Situated on a Good Sized Plot
- Three Reception Rooms & Kitchen/Breakfast Room
- Refitted En Suite Shower Room & Family Shower Room
- UPVC Double Glazing, Updated Electrics & New Boiler
- Car Port & Driveway Providing Off Road Parking for Several Vehicles
- Tucked Away in a Sought-After Cul-De-Sac off the Well Regarded Victoria Road
- Three Double Bedrooms with Built-in Wardrobes
- Large Boarded Loft with Potential to Convert
- Large Garage with Utility Area & Cloakroom
- Well Maintained & Established Gardens to Front & Rear

Guide Price £550,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

17'6 x 6'10 min (5.33m x 2.08m min)

Obscured UPVC double glazed door to the front with side panel windows. Radiator. Telephone point. Door to cloak cupboard with hanging rail and shelving. Coving and inset ceiling spotlights. Smoke alarm. Access to loft space. Panelled doors and glazed double doors off.

Living Room

19'1 x 13'7 (5.82m x 4.14m)

UPVC double glazed windows to the front and side. Two radiators. Feature fireplace with electric fire inset. Television and telephone points. Coving and inset ceiling spotlights. Thermostat. Opening to the dining room with feature display openings to both sides.

Dining Room

9'5 x 8'11 (2.87m x 2.72m)

Radiator. Coving and inset ceiling spotlights. Panelled doors to hall and into kitchen. UPVC double glazed patio doors and windows to the:

Conservatory

12'2 x 10'1 (3.71m x 3.07m)

UPVC double glazed and brick construction with French doors to the side. Tiled floor with under-floor heating. Wall lights.

Kitchen/Breakfast Room

17'4 x 9'0 (5.28m x 2.74m)

UPVC double glazed windows and doors to the front and rear. Radiator. Range of wall, base, drawer and larder units with rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel Neff double oven. Built-in four-ring electric hob with stainless steel extractor hood over. Integrated Bosch dishwasher. Fitted breakfast table. Fridge/freezer and microwave included. Cupboard housing Worcester boiler - installed 2023. Tiled flooring and inset ceiling spotlights. Door to the garage/utility.

Cloakroom

Two piece suite comprising wash hand basin and w/c. Tiled flooring.



Bedroom One

15'11 x 12'0 max (4.85m x 3.66m max)
UPVC double glazed windows to the rear and side.
Two radiators. Built-in run of wardrobes. Coving and inset ceiling spotlights. Panelled door to the:

En Suite Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Inset ceiling spotlights. Extractor fan.

Bedroom Two

13'11 x 12'0 (4.24m x 3.66m)
UPVC double glazed windows to the front and side. Radiator. Built-in run of wardrobes. Sliding doors to linen cupboard with shelving. Coving and inset ceiling spotlights.

Bedroom Three

11'3 x 12'0 max (3.43m x 3.66m max)
UPVC double glazed window to the side. Radiator. Built-in triple wardrobe with cupboards over. Telephone point. Coving and inset ceiling spotlights. .

Refitted Family Shower Room

Obscured UPVC double glazed window to the rear. Victorian style towel radiator. Three piece white suite with tiled surrounds comprising double shower cubicle with mains shower over and door enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

Loft Space

29'6 x 28'9 (8.99m x 8.76m)
Large part boarded loft space with porthole window to the front - potential for conversion subject to the relevant planning.

EXTERNALLY

To The Front

Large covered porch with entrance light. Raised stone beds with lavender. Gravel bed with variety of plants and shrubs, area laid to lawn and border with a variety of plants and shrubs. Lighting.

Partially enclosed by high hedgerow. Pedestrian gated access to both sides. Car port, 18'8 x 9'2 (5.69m x 2.79m) and driveway providing off road parking for several vehicles.

To The Rear

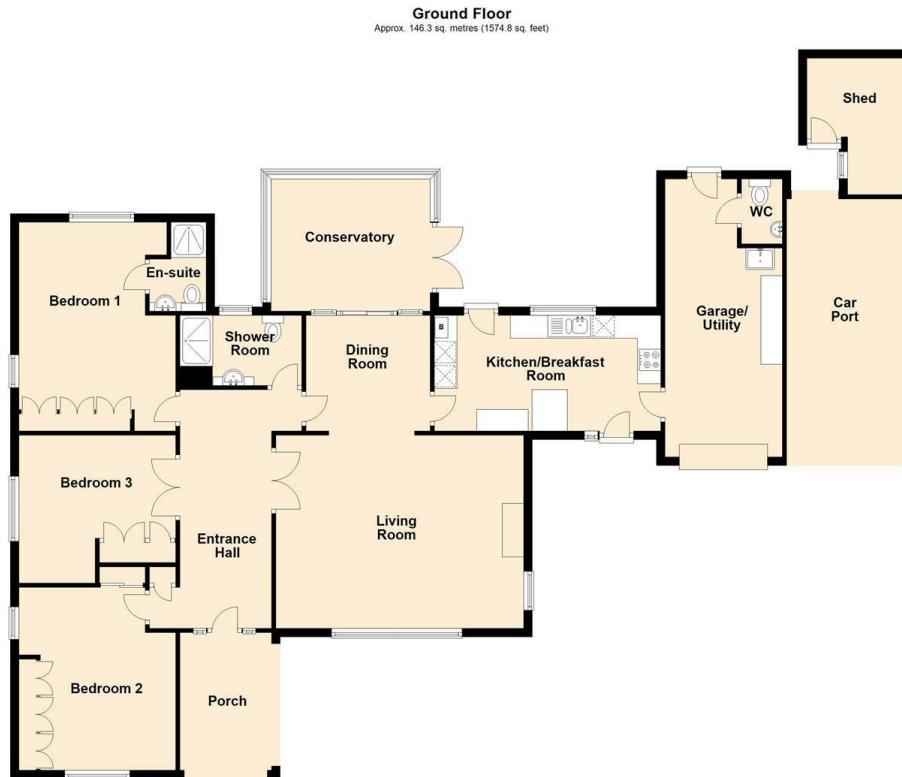
Well maintained and established garden comprising patio area to the immediate rear, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. External taps, water butts, lighting and power points. Garden shed with power. All enclosed by fencing and walling.

Garage/Utility

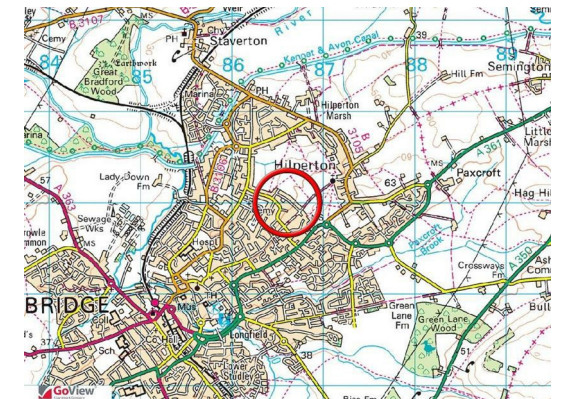
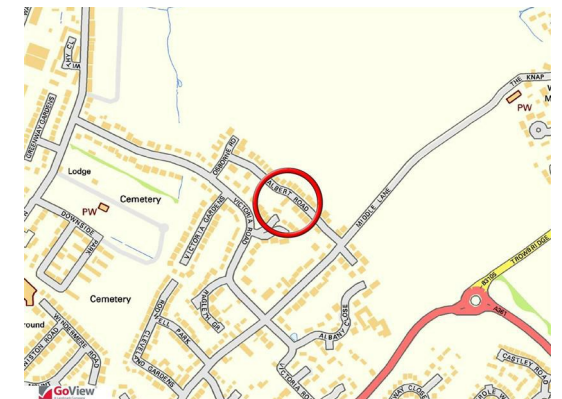
21'3 x 9'00 (6.48m x 2.74m)
Electric up and over door to the front. Radiator. Obscured UPVC double glazed door to the rear. Wall and base mounted units with rolled top work surfaces. Belfast sink. Plumbing for washing machine. Electric meter and fuse box - refitted 2021. Tiled flooring. Smoke alarm. Access to loft space. Door to the kitchen.



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



Total area: approx. 146.3 sq. metres (1574.8 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.