



## 34 Hazel Grove

Trowbridge BA14 0JG

A fantastic opportunity to purchase a good sized three-bedroom detached bungalow positioned on a corner plot and situated off the highly regarded Silver Street Lane. The spacious interior would benefit from a program of refurbishment and boasts great potential to create open plan kitchen/dining & living space. Externally the property features a good-sized garage with courtyard to rear, driveway and manageable low maintenance private garden to side. No onward chain, viewing is highly recommended.

**Offers Over £300,000**







## ACCOMMODATION

All measurements are approximate

### Hallway

Panelled door to the front. Obscured glazed window to the front. Radiator. Wood effect flooring and coving. Doors off and into: linen cupboard. Access to loft space. Skylight providing natural light from loft space. Glazed double doors to the:

### Lounge/Dining Room

23'3" x 13'9" (7.10 x 4.20)

UPVC double glazed bay window to the front. High level UPVC double glazed stained glass window to the rear. Two radiators. Feature fireplace with electric stove. Wood effect flooring and coving. Television point. Smoke alarm. Serving hatch to kitchen. Window and door to the:

### Conservatory

10'2" x 7'2" (3.10 x 2.20)

UPVC double glazed construction with French doors to the front. Tiled flooring. Sliding door to the rear.



### **Kitchen**

16'0" x 9'1" (4.89 x 2.79)  
UPVC double glazed window to the rear. Radiator. Wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Skylight providing natural light from loft space. Wood effect flooring and coving. Door to the:

### **Rear Porch**

8'2" x 4'7" (2.50 x 1.40)  
Windows to the rear and side. Doors to both sides. Tiled flooring.

### **Bedroom One**

13'9" x 9'10" (4.20 x 3.00)  
UPVC double glazed window to the front. Radiator. Two built-in double wardrobe.

### **Bedroom Two**

11'9" x 9'10" (3.60 x 3.00)  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

### **Bedroom Three**

12'9" x 8'2" (3.90 x 2.50)  
UPVC double glazed windows to the side and high level UPVC double glazed stained glass window to the rear. Radiator. Built-in double wardrobe.

### **Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite

with tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Vinyl flooring. Door to airing cupboard housing Vaillant boiler.

### **EXTERNALLY**

#### **To The Front**

Block paved driveway providing off road parking. Gate and block paved pathway leading to the front door with storm porch over. Area laid to slate chippings with a variety of mature plants, trees and shrubs. Gated side pedestrian access to the rear. Gated access to gardens.

#### **Gardens**

Gardens wrap around the front, side and rear of the property and comprise areas laid to loose stone chippings, paved areas and a variety of established plants, trees and shrubs. Courtyard area to the rear of property and garage. Outside tap, light and power point. All enclosed by fencing, hedgerow and walling.

#### **Garage**

18'8" x 9'10" (5.70 x 3.00)  
Up and over door to the front. Power and lighting. Opening to the rear.





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Total area: approx. 125.9 sq. metres (1355.5 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.

