

TOWN&COUNTRY

ESTATES



15 Holyrood Close, Trowbridge, Wiltshire, BA14 0JT

£420,000

LOCATION

The property is positioned within a very well regarded residential development on the Frome side of Trowbridge, off of Silver Street Lane, close to Schools, bus routes and local amenities. Trowbridge itself offers busy town centre shopping, a modern cinema complex with popular restaurants and train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A rare and exciting opportunity to purchase an individually built and substantial three bedroom detached bungalow, located on a large corner plot, within the prestigious cul-de-sac of Holyrood Close. A pillared open porch sets the scene of this grand residence, with the accommodation comprising an internal porch, entrance hall, a dual aspect living room, kitchen/breakfast room, dining room, conservatory with a glazed roof, inner hall leading to the cloakroom toilet and garage. There is also three good size bedrooms and a four piece bathroom with bath and separate shower cubicle. Further benefits include gas central heating, Upvc double glazing, solar panels, a workshop/store, well kept mature gardens and driveway parking.

INTERNAL PORCH

Glazed double doors open to the entrance hall.

ENTRANCE HALL

The spacious 'L-shaped' entrance hall has a radiator and provides access to the living room, kitchen/breakfast room, all three bedrooms and the family bathroom.

LOUNGE

21'1" x 12'9"

The dual aspect living room is flooded with natural light from Upvc windows to the front and side. There is a gas fire with feature stone surround and two radiators.

KITCHEN/BREAKFAST ROOM

17'5" x 9'5"

The kitchen/breakfast room has a Upvc double glazed window to the rear, a range of matching wall and base units with square edge work surfaces, integrated appliances include a fridge/freezer, hob, oven and microwave, two storage cupboards, and doors to the dining room and inner hall.

INNER HALL

There is a Upvc double glazed window to the rear and doors to the side access, garage, WC and cupboard, housing a wall mounted gas boiler.

WC

The useful WC has a low level WC, pedestal wash basin and a radiator.

DINING ROOM

16'4" x 8'7"

The dining room has two Upvc double glazed windows to the side, two radiators and Upvc sliding doors leading to the conservatory.



CONSERVATORY

10'5" x 9'6"

The Upvc conservatory is a great place to enjoy the well maintained rear garden and has Upvc double glazed sliding doors providing access to the rear garden.

BEDROOM ONE

11'10" x 11'1"

The principal bedroom has a Upvc double glazed window, radiator and a built in wardrobe.

BEDROOM TWO

14'11" x 8'9"

Bedroom two has a Upvc double glazed window, radiator and a built in wardrobe.

BEDROOM THREE

10'0" x 8'11"

The third bedroom would also make the ideal hobby room, there is a Upvc double glazed window, radiator and a built in wardrobe.

BATHROOM

The main bathroom has a panelled bath, a separate shower cubicle, low level WC, pedestal wash basin and a radiator.

EXTERIOR

FRONT

Situated on a large corner plot within this fabulous cul-de-sac, the property offers gardens which surround the home. There is a dwarf wall enclosing the front and side, with an opening to the block paved drive leading to the garage and onward gated access to side access to the workshop/store. The gardens are mainly laid to lawn and low maintenance stone chippings, with mature trees, plants and hedges.

REAR

The enclosed rear garden is accessed via a gate from the front of the property, there is a paved patio, a good size lawn with mature planted borders, a decorative pond, green house, shed and path to the workshop/store.

WORKSHOP/STORE

The workshop adds a perfect hobby space to the property and has lights, power and doors to either side.

PARKING

The property offers driveway parking in front of the garage and ample on street parking too.

GARAGE

18'0" x 8'7"

The garage has an electric roller door.

ADDITIONAL INFORMATION

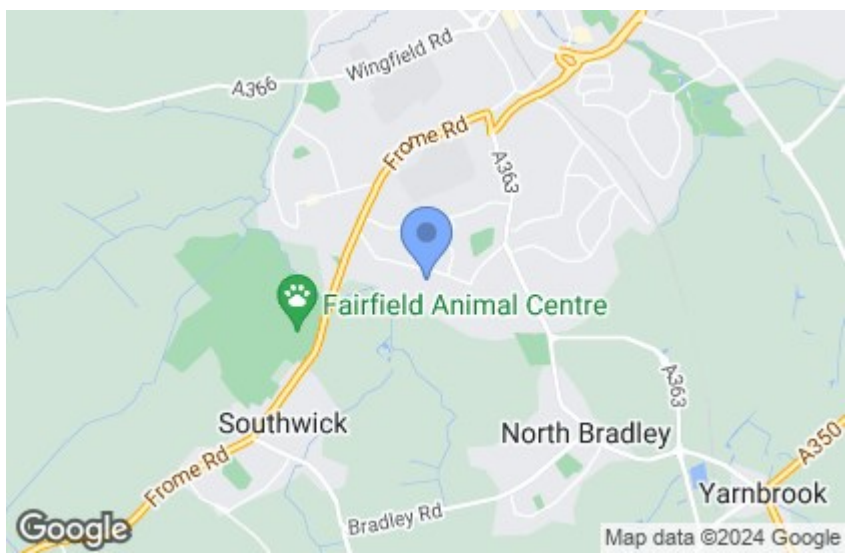
Council Tax Band - E

EPC to follow

The solar panels are owned by the property and provide reduced electricity costs during sunlight hours.

Conservatory: fitted by Wiltshire Windows in October 2020. 10 year warranty. Certificate available.

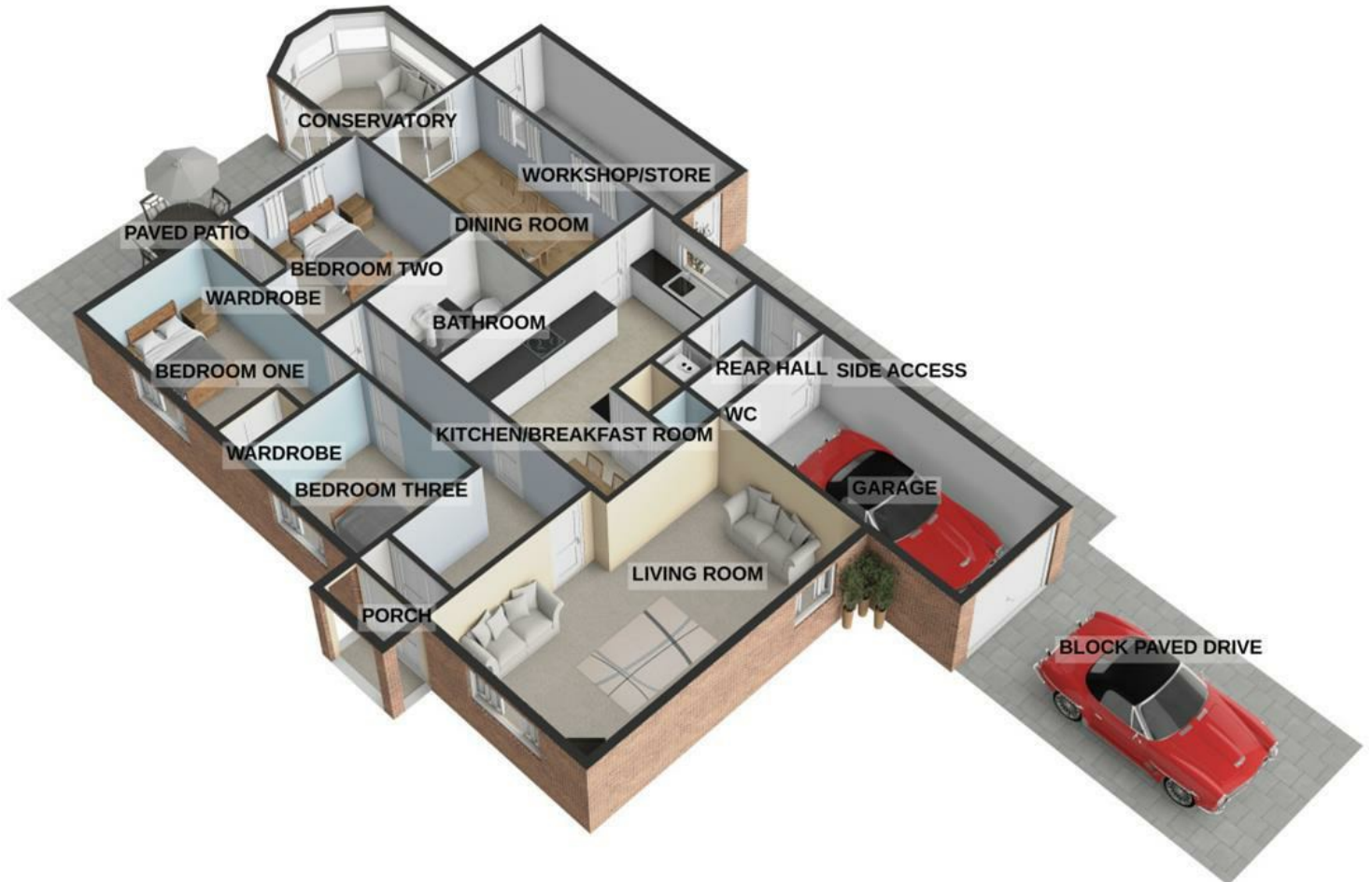
Solar panels with battery and inverter: work completed 6/11/2022. Solar panels have a 12 year warranty. The battery and inverter have 10 year warranty.







GROUND FLOOR
1580 sq.ft. (146.8 sq.m.) approx.

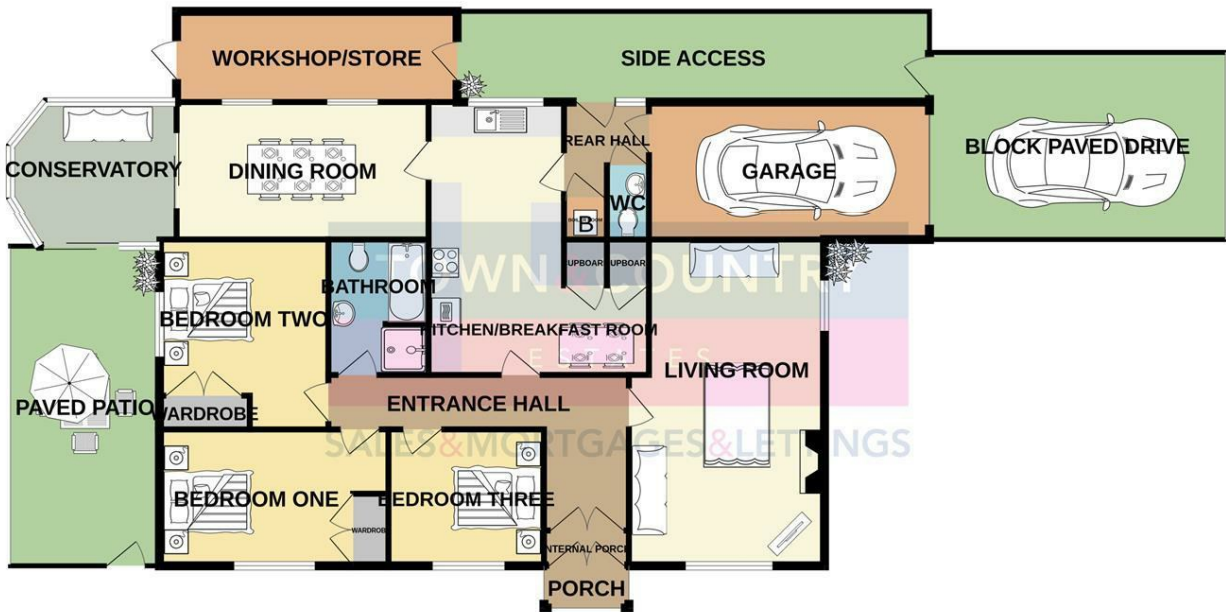


TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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