

TOWN & COUNTRY
ESTATES



Sandringham Road, Trowbridge, Wiltshire BA14 0JU

Guide Price £400,000

LOCATION

Positioned within a sought after location 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 - This outstanding three bedroom detached bungalow, set within a prestigious residential development of Trowbridge, approaches the market for the first time since the 1970's. The spacious and very well presented accommodation comprises an entrance porch, entrance hall, lounge, a recently refitted kitchen/dining room, three double bedrooms, cloakroom toilet and a modern bathroom. Further benefits include gas central heating, Upvc double glazing, well kept gardens, plentiful off road parking and a detached garage.

ENTRANCE PORCH

A level walk from the front of the property and drive, leads to the entrance porch, entered through a Upvc obscure glazed entrance door. There is a Upvc obscure window to the front, space for shoes/coats and an obscure glazed door opening to the entrance hall.

ENTRANCE HALL

In the spacious and welcoming entrance hall there is a decorative stone arch, a radiator, access to the loft space with ladder, a sliding door to the lounge, an obscure glazed door to the kitchen and doors to all three bedrooms, cloakroom toilet, bathroom, airing cupboard and storage cupboard, with a wall mounted Vaillant boiler.

LOUNGE

16'8" x 12'9"

The dual aspect lounge has Upvc double glazed windows to the front and side, a decorative stone wall with inset fire, TV point and two radiators.

KITCHEN/DINING ROOM

21'7" x 9'10"

KITCHEN

There is a Upvc double glazed window to the side, the kitchen was refitted in 2022 and offers a range of matching base and wall units, an inset sink with chrome mixer tap, rolled top worksurfaces and attractive splash backs, a built in high level electric oven, inset gas hob with stainless steel extractor and light over, an integrated fridge freezer, plumbing for a washing machine, a Upvc obscure glazed door to the side, radiator and wood effect flooring throughout the room.



DINING SPACE

The dining area has Upvc double glazed windows to the front and side, a radiator and space for a good size dining table.

BEDROOM ONE

13'9" x 10'5"

The principal bedroom has a Upvc double glazed window to the rear, two built in double wardrobes, dressing table and a radiator.

BEDROOM TWO

11'5" x 10'5"

Bedroom two has a Upvc double glazed window to the rear and a radiator.

BEDROOM THREE

10'2" x 9'10"

The third double bedroom would also make the ideal hobby room. There is a Upvc double glazed window to the side and a radiator.

CLOAKROOM

With an obscure glazed window, close couple dual flush WC, vanity cupboard with inset basin and chrome mixer tap.

BATHROOM

The modern, four piece bathroom was refitted in 2019 and comprises a panelled bath with chrome mixer tap and hand shower attachment, corner shower cubicle with wall mounted mains shower, a close couple dual flush WC, pedestal basin with chrome mixer tap, wall mounted illuminated mirror, radiator and a Upvc double glazed obscure window to the side.

EXTERIOR

FRONT

An attractive dwarf wall to the front has double iron gates opening to the drive, providing plentiful off road parking and leads down to the detached garage. There is a front lawn, decorative gravel areas and well kept planted borders, stocked with an array of plants, flowers and shrubs.

REAR GARDEN

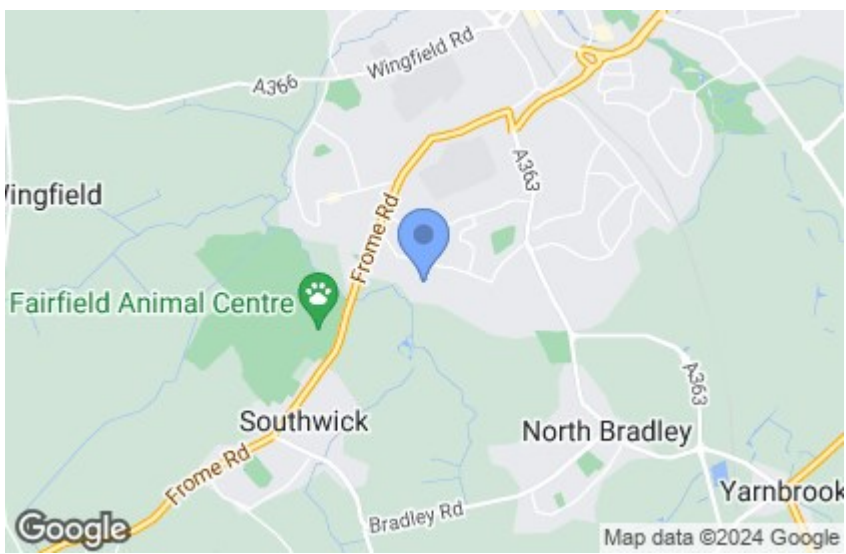
The rear garden has a very private feel, there is a lawn, feature pond, paved patio, greenhouse and a side path leading to the front and side door to the kitchen. This side area has some lovely rose bushes.

GARAGE

The detached garage has an up and over door to the front, security door to the garden, window, tap, power and light.

ADDITIONAL INFORMATION

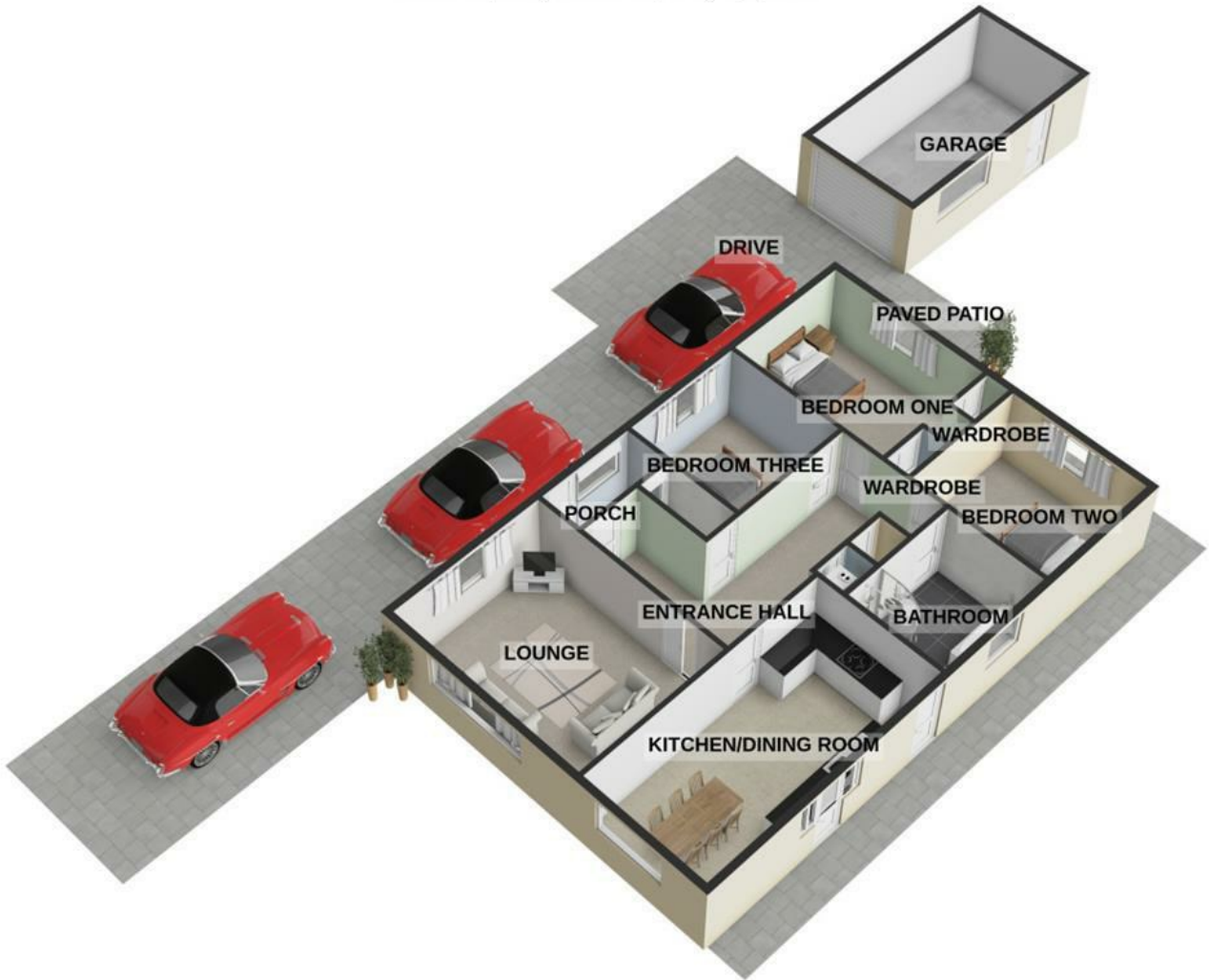
Council Tax Band - E







GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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