



## 30 Delamere Road Trowbridge BA14 8ST

An extended and refurbished 3/4 bedroom detached bungalow situated within the well regarded St Thomas Road area near to the town centre, railway station and shops. Spacious and flexible accommodation comprises newly fitted kitchen, lounge/dining room, conservatory, living room/4th bedroom and newly fitted shower room. The property also includes a detached annexe with front room, office/bedroom and w/c. Benefits include new flooring throughout, new internal oak doors, UPVC double glazing, gas central heating, enclosed rear garden newly laid lawn and driveway providing off road parking for 3/4 vehicles. Offered for sale with no onward chain.

**Offers In The Region Of £349,950**



## ACCOMMODATION

All measurements are approximate.

### Hallway

New composite double glazed door to the side. Radiator. Access to a large boarded out attic with power supply, lighting and potential for conversion (subject to planning). Doors off and into: storage cupboard.

### Living Room/Bedroom

14'4" x 10'11" (4.37 x 3.34)

UPVC double glazed window to the front. Radiator. Feature open fireplace with stone hearth. Television point.

### Newly Fitted Kitchen

13'1" x 9'2" (4.00 x 2.80)

Radiator. Range of modern shaker style wall, base and drawer with wood effect rolled top works surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in high level stainless steel electric oven. Built-in four-ring electric hob with stainless steel extractor hood over. Washing machine, fridge and freezer included. Enclosed Glow-worm combi boiler. Wood effect vinyl flooring. Serving hatch to living room. Open plan to:

### **Lounge/Dining Room**

12'8" x 12'1" (3.86 x 3.69)

UPVC double glazed window to the side. Feature fireplace with wood mantle, cast iron surrounds and stone hearth. Television point. Obscured UPVC double glazed door to the side. UPVC double glazed double French doors to the:

### **Conservatory**

10'11" x 7'10" (3.32 x 2.40)

UPVC double glazed and brick construction with door to the side. Wood effect flooring.

### **Bedroom One**

12'2" x 10' (3.70 x 3.06)

UPVC double glazed windows to the rear and side. Radiator.

### **Bedroom Two**

11'1" x 9'2" (3.39 x 2.80)

UPVC double glazed window to the front. Radiator.

### **Bedroom Three**

8'1" x 7'1" (2.46 x 2.16)

UPVC double glazed windows to the front and side. Radiator. Built-in cupboard.

### **Newly Fitted Shower Room**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite comprising tiled walk-in shower enclosure with monsoon shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under

and w/c with dual flush. Wood effect vinyl flooring.

### **ANNEXE**

#### **Front Room**

7'4" x 7'3" (2.24m x 2.21m)

UPVC double glazed door to the side. UPVC double glazed window to the front. Electric heater. Wood effect flooring. Water supply and drainage point, and power sockets for installation of a range of possible facilities/kitchenette/wash basin or other. Door to the:

#### **Office/Bedroom**

13'9" x 7'4" (4.19m x 2.24m)

UPVC double glazed window to the rear. Electric heater. Wood effect flooring and inset ceiling spotlights. Door to:

#### **Cloakroom**

Wash hand basin and w/c. Inset ceiling spotlights.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door. Block paved and shaped driveway providing off street parking for 3-4 vehicles. Border with a variety of established trees and shrubs. Side pedestrian access to the rear.

#### **To The Rear**

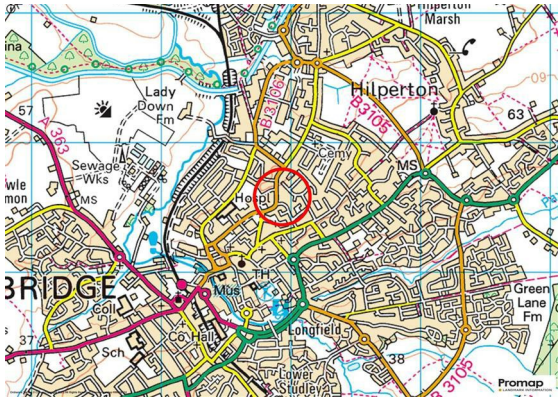
Enclosed garden comprising small decked area, area laid to bark chippings, and newly laid lawn. Outside tap. Power point. Enclosed by fencing.



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



Total area: approx. 107.4 sq. metres (1155.7 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.