



## 9 Beatrice Way

Trowbridge BA14 7TX

A fantastic opportunity to purchase a spacious, three bedroom detached bungalow, situated on a corner plot, tucked away in a small cul-de-sac off Clarendon Road close to supermarket, riverside walks, town centre and Trowbridge Park. Whilst you could move straight in, the property would benefit from some cosmetic improvement. Standout features include good sized kitchen/breakfast room, two large reception rooms, 18sqm main bedroom with ensuite, garden studio, private garden and detached double garage.

This ideal retirement home is also sold with the added appeal of no onward chain.

**Offers Over £500,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to front. Mat well. Coving to ceiling. Central heating thermostat. Smoke Alarm. Alarm keypad. Fuse box. Access to loft space. Radiator. Panelled doors off and into walk-in airing cupboard with linen shelving, pressurised hot water system and heating controls.

### Kitchen/Breakfast Room

13'12" x 11'10" (4.26 x 3.61)

UPVC double glazed window to front over-looking the green. Extensive range of pine wall, base and drawer units with tiled splash-backs and rolled edge worktops. One and a half bowl sink drainer unit with mixer tap. Inset four ring hob with extractor fan over. Integrated double oven with space above for microwave. Plumbing for washing machine. Coving to ceiling. Space for breakfast table. Wall hung Worcester central heating boiler. Panelled door into:

### Dining Room

14' x 11' (4.27 x 3.36)

UPVC double glazed window to front over-looking the green. Coving to ceiling. Two wall lights. Radiator with decorative cover. Glazed double doors into:

### Living Room

16'9" x 14'12" (5.10 x 4.56)

UPVC double glazed window to side. Coving to ceiling. Two wall lights. Two radiators. Television point. Panelled door into hallway. UPVC double glazed windows and doors into:

### Conservatory

10'1" x 7'5" (3.07 x 2.26)

UPVC double glazed construction. Ceramic tiled floor. UPVC double glazed door into garden.



### Bedroom One

14'8" x 13'1" (4.46 x 4.00)

UPVC double glazed window to front overlooking the green. Coving to ceiling. Radiator. Panelled double doors into built-in wardrobes. Panelled door into:

### En Suite Shower Room

Obscure UPVC double glazed window to side. Radiator. Ceramic tiling to walls. White three-piece suite comprising wall hung wash basin with mixer tap, WC and tiled shower enclosure with mains mixer tap and bi-fold doors enclosing. Vinyl tiled effect floor. Shaver point and light.

### Bedroom Two

12'7" x 10'2" (3.84 x 3.10)

UPVC double glazed window to rear. Coving To ceiling. Radiator. Panelled double doors into built-in wardrobes.

### Bedroom Three/Study

9'4" x 8'11" (2.84 x 2.71)

UPVC double glazed window to rear. Coving to ceiling. Radiator.

### Bathroom

Obscured UPVC double glazed window to rear. Tiled from floor to ceiling. Radiator. White three-piece suite comprising WC, pedestal wash hand basin with mixer tap and walk-in space saving bath with screen. Coving to ceiling. Wood effect floor. Vanity light.

## EXTERNALLY

### To The Front

Paved pathway to front door and around both sides of the bungalow. Storm porch over front door with entrance light. Beds laid to wood chip and gravel, stocked with a variety of plants, trees and shrubs. Outside tap. Gas and electric meters. Additional area laid to gravel providing potential to create further parking. Gated side access to the right hand

side of the bungalow. Space for refuse bins. Area laid to gravel. Air source pump providing cooling and heating for garden room. Opening into rear garden.

### To The Side

Block paved driveway for up to three cars. Gate off driveway into rear garden. Area laid to lawn and a variety of shrubs. Paved pathway to side leading to side gate into rear garden.

### Rear Garden

Good sized enclosed low maintenance garden with private aspect comprising large area laid to patio, artificial lawn area and a variety of plants, trees and shrubs. Outside tap and light. Large garden shed situated to the rear of the detached double garage. All enclosed by juniper green steel and close board wooden fencing.

### Garden Studio

16'5" x 8'2" (5.00 x 2.50)

Insulated, steel construction with UPVC double glazed windows and door with fitted blinds. Power and lighting. Air conditioning unit providing both cooling and heating functions.

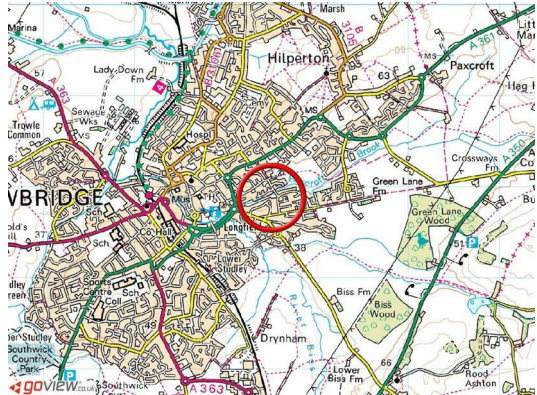
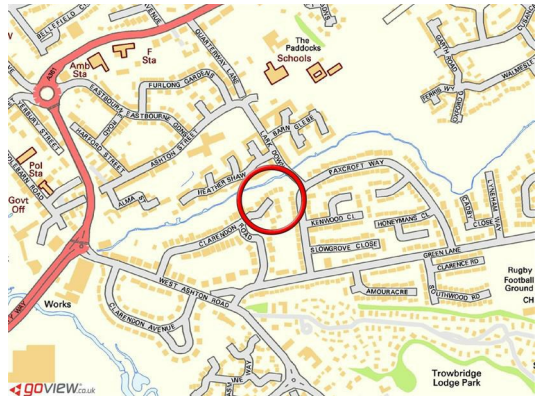
### Double Garage

18'1" x 18'1" (5.50 x 5.50)

Electric motorised up and over door. Storage to eaves. Obscured UPVC double glazed door to side. Power and lighting. Two work benches.



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



  
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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.