



**TOWN&COUNTRY**  
ESTATES

**Tynning Close, Trowbridge, Wiltshire BA14 9DZ**

**£485,000**

## LOCATION

Located on the Bath side of Trowbridge, the property is situated within easy access of local amenities, the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy, popular pub and bus routes.

Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

## DESCRIPTION

Set on a substantial and secluded plot in one of the most sought-after locations on the Bath side of Trowbridge, this exceptional detached bungalow offers a wealth of space and versatility.

Currently arranged as a two bedroom bungalow with an adjoining two bedroom annexe, the property could easily be reconfigured to provide a single, impressive four-bedroom residence. Combining flexible accommodation with generous living space, it presents a rare opportunity to create a superb home, in a highly desirable setting.

The spacious home offers an entrance hall, triple aspect lounge/dining room with acoustic glazed uPVC windows, modern kitchen, useful utility room, two double bedrooms and four piece bathroom.

Proceeding to the annexe (created in 2018), a large entrance hall accesses a living room with uPVC French doors opening to a raised terrace, a modern kitchen, two double bedrooms and a good size shower room.

Additional notable features include zoned gas central heating (new boiler in 2018), uPVC double glazing (mostly replaced in 2018), a detached double garage with electric roller door (built in 2019), driveway parking and generous landscaped gardens surrounding the property, which really are a credit to the current owners.

## PORCH

A covered porch with outside light leads to the front door.

## ENTRANCE HALL

You enter the property through a frosted glazed uPVC door, there is a radiator, decorative glazed doors leading to the lounge/dining room and kitchen, additional doors also access both bedrooms, the bathroom and airing cupboard, with a Worcester wall mounted gas boiler.

## LOUNGE/DINING ROOM

22'11" x 12'9" max

The triple aspect lounge/dining room is flooded with natural light and offers lovely views of the garden from a large acoustic glazed uPVC picture window to the front, an acoustic glazed uPVC window to the rear and acoustic glazed uPVC French doors opening to a side seating area, with wooden gazebo over. There is a Defra multi-fuel burning stove with stone hearth, two radiators and TV Point. The room opens through to the kitchen.

## KITCHEN

13'5" x 10'2"

Refitted in 2019, the modern kitchen has a range of high gloss contrasting grey base, wall and drawer units with wooden work surfaces, inset 1 1/2 bowl sink with chrome mixer tap, attractive tiled splashbacks, a high level built-in oven double oven, integrated microwave, integrated fridge, inset induction hob with decorative extractor over, inset ceiling spotlights and a door and window to the utility room.

## UTILITY ROOM

8'10" x 8'6"

The useful utility room has uPVC double glazed windows to the front, rear and side, a storage cupboard, radiator, plumbing for a dishwasher, space for a fridge/freezer and a door to the paved patio.

## BEDROOM ONE

11'5" x 9'10"

Bedroom one has a uPVC double glazed window to the side, built-in wardrobes with sliding doors and a radiator.

## BEDROOM TWO

11'5" x 7'10"

With a uPVC double glazed window to the front, radiator and a door into the annexe.



## BATHROOM

There is an obscure uPVC double glazed window to the front. The four piece bathroom was replaced in 2021 and benefits from a panelled bath with corner fitted mixer tap and hand shower attachment, a corner shower cubicle with wall mounted mains shower, vanity unit providing storage and an inset basin with chrome mixer tap, dual flush WC, chrome heated dual heat towel rail, wall mirror cabinets and inset ceiling spotlights.

## ANNEXE

The original bungalow was extended in 2018 to create this wonderful additional space. With access from the main property and its own private front door, this is the perfect independent living space for a family member, while still being part of the main home. Alternatively, this could easily be reconfigured to provide a single, impressive four-bedroom residence, with two large reception rooms.

## ANNEXE ENTRANCE HALL

Steps from the garden lead to a raised paved terrace providing seating space and a glazed uPVC door to the annexe. The welcoming entrance hall has a radiator, access to a loft space, inset ceiling spotlights, a glazed door to the living room and doors to the two bedrooms and shower room.

## LIVING ROOM

13'9" x 13'5"

UPVC double glazed French doors open to the raised terrace, there are two radiators and a telephone point. The living room opens straight through to the kitchen.

## KITCHEN

9'10" x 7'10"

There is a uPVC double glazed window to the front, a range of matching base and drawer units, inset 1 1/2 bowl sink with chrome mixer tap, built-in high level double oven, inset induction hob with extractor and light over, space for fridge/freezer and inset ceiling spotlights.

## ANNEXE BEDROOM ONE

11'5" x 10'5" max

Bedroom one has a uPVC double glazed window to the front, built-in double wardrobe with mirrored sliding doors, a radiator and a door to main dwelling.

## ANNEXE BEDROOM TWO

10'5" x 9'10"

The second double of the annexe has a uPVC double glazed window to the rear and a radiator.

## ANNEXE SHOWER ROOM

The spacious shower room has an obscure uPVC double glazed window to the front, a large walk-in shower with glazed screen, attractive tiled splashbacks and a wall mounted electric shower, pedestal basin with chrome mixer tap, dual flush WC, bidet, radiator and inset ceiling spotlights.

## EXTERIOR

### GARDEN

Set in the middle of a secluded plot, the bungalow is surrounded by fantastic landscaped gardens. From well kept lawns, multiple paved and private seating areas, a 'working area' with raised allotment bed, greenhouse and storage shed, many gorgeous planted borders with a selection of plants, bushes and shrubs - this outside space really must be seen to be appreciated.

Another big benefit is a garden room (2.8 x 2.6m) purpose built in 2024 currently utilised as a home office but offering a wealth of different uses - This versatile room is fully insulated, has uPVC double glazed windows and doors, TV point and a hard wired ethernet supply.

## DETACHED DOUBLE GARAGE

19'0" x 18'4"

The original single garage was knocked down in 2019, to make way for this larger detached double garage, with an electric roller door to the front, utility area with sink, plumbing for a washing machine and space for a tumble dryer. There is a uPVC window to the rear and an obscure glazed uPVC door to the garden.

## DRIVE

Providing comfortable off road parking for three cars or space for two cars and a larger vehicle, such as a motorhome. There are outside lights and a gate opening to the garden.

## ADDITIONAL INFORMATION

Council Tax Band - D







# PROPERTY PLAN



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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Property Plan  
1891 sq.ft. (175.7 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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