



Wrights
01225 755553

The Bungalow, Mortimer Street, Trowbridge, Wiltshire, BA14 8BG

£500,000

Situation

The property is situated in a unique location, within easy reach of Trowbridge town centre. Many local amenities are within a couple of minutes' walk, including excellent shopping and leisure facilities, a multiplex cinema complex, numerous pubs and restaurants and Trowbridge town park. The railway station is also within easy walking distance.

The World Heritage City of Bath is also just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Exceptionally spacious detached chalet bungalow

Over 3,100 sq ft of versatile accommodation

Four generous double bedrooms

Two en-suite bathrooms plus additional shower room

Four impressive reception rooms

High specification kitchen with range cooker

Tandem garage, store room and driveway parking

Well maintained enclosed rear garden

Walking distance to Trowbridge town centre and amenities

Offered for sale with no onward chain



This beautifully presented and exceptionally spacious detached chalet bungalow occupies a unique and highly convenient position, situated within just a short walk of a wide range of local amenities including M&S, Tesco, the multiplex cinema complex, Trowbridge town centre and the town park.

Offering over 3,100 sq ft of versatile accommodation, the property is ideally suited to families or those seeking generous living space in a central location. The ground floor accommodation comprises a spacious entrance hall, two well proportioned reception rooms and a further two exceptionally large reception areas, both benefiting from French doors opening onto the rear garden, creating ideal spaces for entertaining and family living. One of these impressive reception rooms opens into a high specification kitchen fitted with a range cooker and integrated appliances. Also located on the ground floor is a family bathroom, a substantial tandem garage and an adjoining store room.

Upstairs, the property offers four generous double bedrooms, including two with en-suite bathrooms, in addition to a separate shower room serving the remaining bedrooms.

Further features include gas central heating, PVCu double glazing, driveway parking and a well maintained enclosed rear garden. The property is offered for sale with the added advantage of no onward chain.

The property comprises

Ground Floor

Entrance Hall

The beautiful, wide entrance hall measures approximately 1.25 metres in width and features wood laminate flooring and two radiators, creating an impressive and welcoming first impression. The hall extends around to a separate section with stairs to the first floor and a PVCu double glazed window to the side.

Snug 13' 8" x 13' 0" (4.17m x 3.96m)

With wood laminate flooring, a wood burning stove, radiator and a PVCu double glazed window to the front. This versatile room could also be used as an additional double bedroom.

Study 13' 11" x 12' 7" (4.24m x 3.83m)

With wood laminate flooring, a radiator and a PVCu double glazed window to the front. This versatile room could also be used as a further generous double bedroom.

Bathroom

With wood laminate flooring, a white suite comprising a bath with shower attachment over, close coupled W.C. and hand basin with vanity unit. Additional features include a heated towel rail, extractor fan and a large airing cupboard housing the immersion tank with space for a washing machine and tumble dryer.

Lounge 25' 9" x 13' 5" (7.84m x 4.08m)

The spacious living room features wood effect flooring, two radiators and PVCu double glazed French doors opening onto the rear garden. Offering ample space for lounge furnishings, the room also opens directly into the adjoining dining room and benefits from excellent natural light.

Dining/Family Room 26' 0" x 13' 10" (7.92m x 4.22m)

The spacious open plan dining and family room features wood effect flooring, two radiators and PVCu double glazed French doors opening onto the rear garden. Offering ample space for dining and seating areas, the room also opens directly into both the living room and kitchen, creating an ideal sociable layout with plenty of natural light.

Kitchen 14' 0" x 13' 1" (4.26m x 3.99m)

With wood laminate flooring, a range of eye level and base units, worktops with splash backs, a Belling range cooker with stainless steel splash back and extractor hood over, integrated dishwasher, one and a half bowl sink/drain unit and space for an American style fridge/freezer. The room also benefits from inset ceiling spotlights and opens directly into the dining/family room.

First Floor

Landing

With radiator and Velux window to the side.

Bedroom 1 *13' 6" x 12' 1" (4.11m x 3.69m)*

A spacious double bedroom with radiator and PVCu double glazed window to the rear providing plenty of natural light. The room also benefits from a large walk in wardrobe and direct access to the en-suite bathroom.

En-suite

With a white suite comprising a bath with shower attachment over, closed coupled W.C. and hand basin with vanity unit under. Additional features include a heated towel rail and extractor fan.

Bedroom 2 *12' 9" x 10' 2" (3.88m x 3.11m)*

Another spacious double bedroom with radiator, a range of built in wardrobes and PVCu double glazed window to the front.

En-suite 2

With white suite comprising bath with shower attachment over, twin pedestal hand basins and close coupled W.C, heated towel rail, extractor fan and PVCu double glazed window to the side.

Bedroom 3 *13' 8" x 11' 9" (4.17m x 3.58m) max*

With radiator and PVCu Velux window to the side.

Bedroom 4 *10' 10" x 9' 8" (3.30m x 2.95m)*

With radiator and PVCu Velux window to the side.

Shower Room

With white suite comprising double shower enclosure, hand basin with vanity unit and closed coupled W.C, heated towel rail and extractor fan.

Externally

To the front

A driveway laid to gravel provides off road parking for 2/3 vehicles. Gated side access to the rear garden.

Tandem Garage *30' 0" x 7' 8" (9.14m x 2.34m)*

With up and over door to the front, power and lighting. Internal door to the dining room.

Storage room *18' 6" x 8' 7" (5.63m x 2.61m)*

With power and light.

To the rear

The enclosed rear garden is beautifully maintained and mainly laid to lawn with a spacious paved patio seating area, ideal for outdoor entertaining. The garden also benefits from a timber pergola, mature hedging providing a good degree of privacy, fenced boundaries and gated side access.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

Energy Performance

The EPC rating is C (74), with a potential for B (82).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

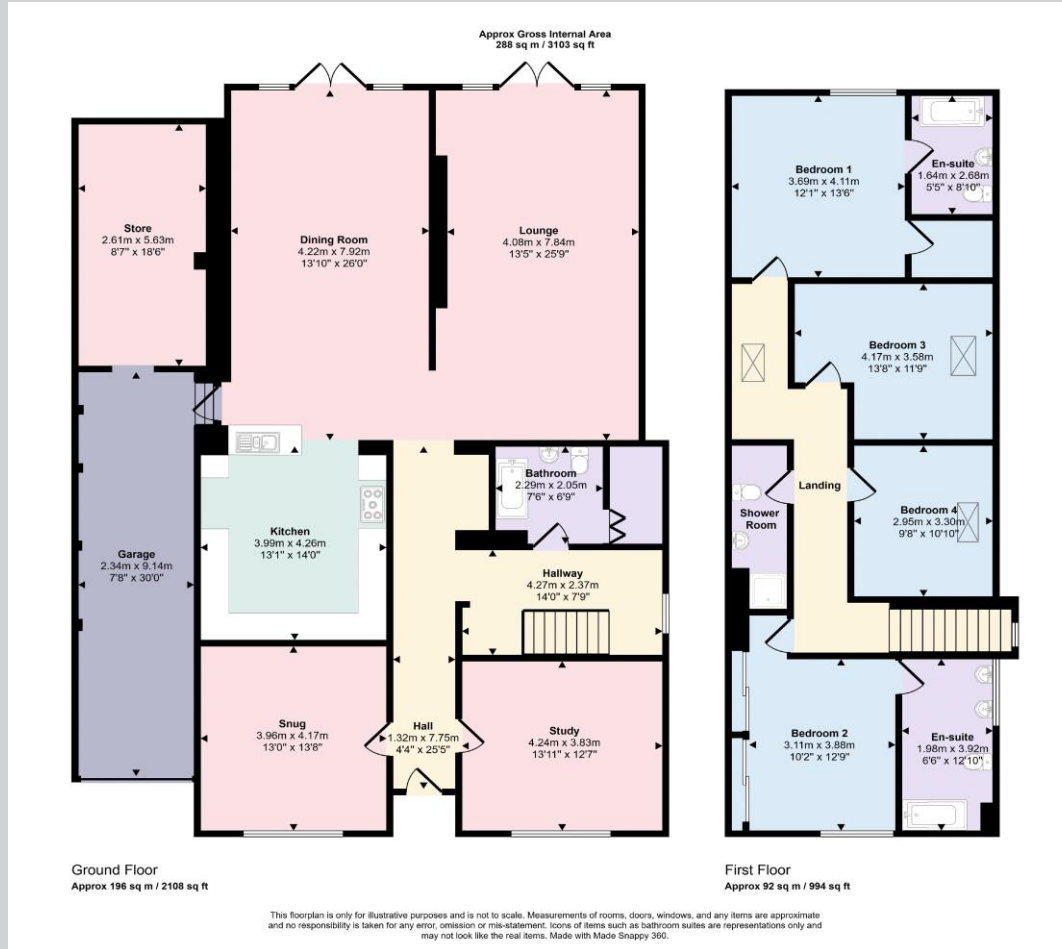
01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

Disclaimer

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Wrights

