



5 Hazel Grove,
Trowbridge, Wiltshire, BA14 0JG



KINGSTONS



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ESTATE AGENTS

A deceptively spacious and well presented three bedroom detached bungalow in a popular location off the highly desirable Silver St Lane close to schools and college. Offered for sale with no onward chain - viewing highly recommended. Accommodation comprises entrance hall, living room, dining room open plan to refitted kitchen/breakfast room, conservatory, three double bedrooms and bath/shower room. Benefits include UPVC double glazing, gas central heating, enclosed west facing garden with private aspect, garage and driveway providing off road parking.

Guide Price £295,000



All measurements are approximate.
ACCOMMODATION

Hallway

Replacement composite door to the front. Two radiators. Central heating thermostat. Storage cupboard. Doors off and into: garage.

Living Room 16' 0" x 13' 2" (4.87m x 4.01m)

UPVC double glazed windows to the front and side. Radiator. Feature fireplace with living flame gas fire inset. Coved ceiling. Door to the:

Dining Room 13' 6" x 11' 0" (4.11m x 3.35m)

UPVC double glazed window to the side. Radiator. Two built-in cupboards. Coved ceiling. Open plan to the:

Kitchen/Breakfast Room 12' 0" x 10' 2" (3.65m x 3.10m)

UPVC double glazed window to the rear. Vertical radiator. Range of wall and base mounted units with tiled surrounds and granite work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in eye-level stainless steel electric oven and microwave. Built-in halogen hob with stainless steel extractor hood over. Integrated appliances including washing machine, dishwasher and fridge/freezer. Breakfast Bar. Door to the hallway. Vinyl flooring and coved ceiling. UPVC double glazed door to the:

Conservatory 10' 4" x 7' 9" (3.15m x 2.36m)

UPVC double glazed construction with doors to both sides. Electric heater.

Bedroom One 16' 0" x 10' 2" (4.87m x 3.10m)

UPVC double glazed window to the front. Radiator. Range of built-in bedroom furniture. Coved ceiling and inset ceiling spotlights. Television point.

Bedroom Two 12' 0" x 9' 8" (3.65m x 2.94m) max

UPVC double glazed window to the rear. Radiator. Range of built-in bedroom furniture. Coved ceiling.

Bedroom Three 12' 0" x 9' 0" (3.65m x 2.74m)

UPVC double glazed window to the rear. Radiator. Built-in wardrobe and bedside drawers.

Family Bath & Shower Room

UPVC double glazed window to the rear. Electric heater. Four piece suite with tiled surrounds comprising panelled bath, shower cubicle, pedestal wash hand basin and w/c. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Block paved driveway providing off road parking. Area laid to lawn with a variety of plants and shrubs. gated side pedestrian access to the rear.

To The Rear

Good sized enclosed well tended west facing garden with private aspect comprising patio area to the immediate rear, areas laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Garden shed with power and lighting. Enclosed by fencing with gated side pedestrian access.

Garage 16' 0" x 8' 4" (4.87m x 2.54m)

Electric remote controlled roller door to the front. Power and lighting. Access to loft space. Door to the hallway.

COUNCIL TAX BAND: D

SERVICES: All mains services are connected.

Directions: From our office in Fore Street, proceed out of Trowbridge on the Frome Road (A361). Proceed over the traffic lights at the college and take the next turning left into Silver Street Lane. Take the third turning left into Hazel Grove and the property can be found on the left hand side located via a Kingstons 'For Sale' board.



Ground Floor
Approx. 120.4 sq. metres (1296.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
81	63
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
79	59
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.