



24 Woodborough Close

Trowbridge BA14 0XU

A well presented three bedroom detached bungalow tucked away at the end of a cul de sac, and situated within the well regarded Wiltshire Drive area close to retail park, bus route, well regarded primary school and parkland walks. This spacious property features living room, dining room, kitchen, conservatory, three good sized bedrooms and shower room. Additional features include UPVC double glazing, gas central heating system, solar panels, detached garage, driveway and good sized south facing landscaped garden with private aspect . Early viewing is highly recommended. Vendor suited with no onward chain.

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured double glazed window and door to the side. UPVC double glazed window to the front. Tiled flooring. Obscured glazed window and door to the:

Hallway

Radiator. Smoke alarm. Wood effect vinyl flooring, dado rail and coving. Double doors to storage cupboard. Door to airing cupboard housing hot water tank and shelving. Doors off and into:

Living Room

14'2 x 11'10 (4.32m x 3.61m)

UPVC double glazed bow window to the front. Radiator. Feature fireplace with living flame gas fire inset. Wood effect flooring, dado rail and coving. Television point. Carbon monoxide alarm. Opening to the:

Dining Room

9'3 x 8'5 (2.82m x 2.57m)

UPVC double glazed French doors to the rear. Radiator. Wood effect flooring, dado rail and coving. Serving hatch to kitchen.



Kitchen

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with marble work tops and splash-backs. Single sink unit with mixer tap and bevelled drainer. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated washer/dryer, fridge and freezer. Enclosed boiler. Vinyl flooring. Door to pantry with shelving. Obscured UPVC double glazed door to the:

Conservatory

11'4 x 11'1 (3.45m x 3.38m)

UPVC double glazed and brick construction with fitted blinds and French doors to the side. Tiled flooring.

Bedroom One

12'2 x 10'10 (3.71m x 3.3m)

UPVC double glazed window to the rear. Radiator. Built-in double and single wardrobes. Coving.

Bedroom Two

11'10 x 9'10 (3.61m x 3m)

UPVC double glazed window to the front. Radiator. Coving.

Bedroom Three

9'1 x 8'2 (2.77m x 2.49m)

UPVC double glazed window to the front. Radiator. Wood effect flooring and coving.

Shower Room

Double glazed Velux window to the rear. Radiator. Three piece white suite with fully tiled surrounds comprising shower cubicle

with mains shower over, wash hand basin and w/c with enclosed cistern. Range of built-in cupboards. Vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Outside lights. Area laid to lawn. Storage area to the side of garage. Gated side pedestrian access to both sides leading to the rear. Driveway providing off road parking.

To The Rear

Good sized south facing landscaped garden with private aspect comprising block paved patio area to the immediate rear off the dining room, paved patio area to the immediate rear off the conservatory, area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Garden shed. Outside lights, tap and power point. All enclosed by fencing.

Garage

17'1 x 8'2 (5.21m x 2.49m)

Electric roller door to the front. Double glazed window to the side. Power and lighting. Eaves storage.

SOLAR PANELS:

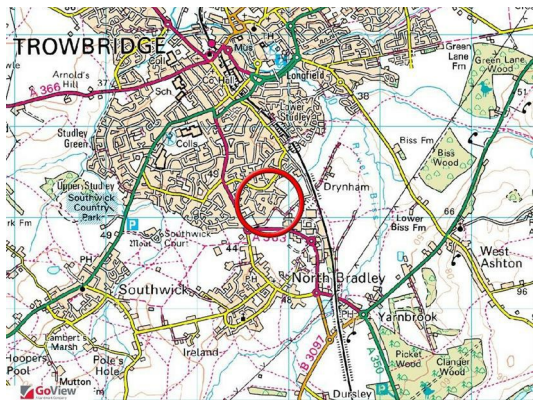
Leasehold with Low Carbon Exchange (part of the Sure Save Group) installed in 2011 and the lease expires in 2036



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



Total area: approx. 108.7 sq. metres (1170.2 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.