



31 Rosedale Gardens

Trowbridge BA14 9TL

A rare opportunity to purchase a beautifully refurbished and extended, three bedroom semi-detached bungalow situated in small cul de sac on a large corner plot; within the highly regarded Broadmead development on the BOA side of town. The large contemporary interior boasts entrance hall with study area, four piece family bathroom with free standing bath, plant room/walk in drying room, utility room, boot area and cloak/shower room. The centre piece to this stunning property is the large kitchen/dining/family room with bi-fold doors opening onto large, level beautifully landscaped, private gardens. Additional features include modern central heating and electrics, detached garage and driveway for up to four cars. Vendors are suited with no onward chain.

Offers Over £425,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the side. Radiator. Cloak cupboard. Wood effect flooring and LED downlights. Doors off to bedrooms. Smoke alarm. Access to loft space.

Inner Hallway/Study Area

Radiator. Study area with laminate work surface with drawers under, and high level gloss units. Wood effect flooring and LED downlights. Door to plant room/walk in drying room with modern Worcester Bosch boiler and water tank. Door to family bath/shower room. Opening to the:

Kitchen/Dining/Family Room

33'7 x 16'5 max (10.24m x 5m max)

Dining/Family Area

Three radiators. Double glazed bi-fold anthracite rear doors with inset blinds. High-level television point. Wood effect flooring and LED downlights. Smoke alarm. Opening to side hallway.

Kitchen Area

Double glazed window to rear. Extensive range of high gloss wall, base, drawer and larder units with marble effect laminated working surfaces and upstands. Breakfast bar. One and a half bowl ceramic sink and single drainer unit with mixer tap. Built in high level 'Stoves' double oven. Built in 5 ring induction AEG hob with stainless steel splash-back and stainless steel AEG extractor over. Integrated fridge/freezer, wine cooler and Bosch dishwasher. Wood effect flooring and inset LED downlights.

Side Entrance Hall

Obscured UPVC door to side. UPVC double glazed window to front. Radiator. Boot area with space for coats and shoes. Smoke alarm. Wood effect flooring and inset LED downlights. Fuse box. Doors off.

Utility Room

5'5 x 5'2 (1.65m x 1.57m)

Range of high gloss wall, base and larder units with marble effect laminated working surfaces and upstands. Plumbing for washing machine and space for tumble dryer. Belfast sink with mixer tap. Tiled flooring and LED downlights.

Shower/Cloak Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains shower and sliding doors enclosing, wash hand basin and dual flush w/c. Tiled flooring and LED downlights. Touch illuminated mirror. Extractor fan.

Bedroom One

12'8 x 9'1 (3.86m x 2.77m)

UPVC double glazed French doors to the rear leading to covered seating area. Radiator. Run of wardrobes with sliding doors enclosing and concealing dressing area with table. Coving and LED downlights.

Bedroom Two

13'5 x 11'0 (4.09m x 3.35m)

UPVC double glazed window to the front. Radiator. Coving and LED downlights.

Bedroom Three

9'5 x 8'2 (2.87m x 2.49m)

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

Luxury Family Bath/Shower Room

Obscured UPVC double glazed window to the side. Two chrome towel radiators. Four piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and screen enclosing, freestanding rolled top ceramic bath with shower mixer tap, twin wash hand basin with

drawers under; and dual flush w/c. Tiled flooring with under-floor heating. LED downlights. Touch illuminated mirror. Extractor fan.

EXTERNALLY

To The Front

Paved pathway to the front door. Area laid to lawn with palm tree. Driveway providing off road parking for up to four vehicles. Lighting. Gated side pedestrian access.

To The Rear

Good sized, beautifully landscaped, level garden comprising paved patio area to the immediate rear leading around to the side providing plenty of seating area, large area laid to lawn and a variety of plants and shrubs. Paved area to the side leading to covered seating area off bedroom one, with wood cladding, roof window and lighting. Soffits with inset LED lighting. Sensor light. Outside tap and power points. Security camera. Paved area to the side of garage. All enclosed by fencing with gated side pedestrian access to the front.

Garage

16'7 x 8'0 (5.05m x 2.44m)

Electric roller door to front. UPVC double glazed door to side. UPVC double glazed window to rear. Partly boarded eaves storage. Fuse box.

AGENTS NOTE:

There is an additional armoured cable from the garage to provide power to a hot tub or outbuilding if required. There is also a provision to install under floor heating throughout the whole extension if required.



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



Total area: approx. 124.8 sq. metres (1343.3 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.

