



3 Fulney Close Trowbridge BA14 7LF

A fantastic opportunity to purchase a refurbished and beautifully presented chalet style bungalow situated in a highly regarded cul-de-sac off Victoria Road on The Hilperton side of town. The spacious accommodation comprises large L-shaped living/dining room, large/kitchen breakfast room finished to a high specification, re-fitted bathroom, main bedroom with refitted en-suite shower room, study, large conservatory and two attic bedrooms with shower room. The property also features refurbished electrical systems, modern central heating system with Worcester boiler, good size garage, private well tended gardens and parking for several vehicles. The property is also sold with the added benefit of no onward chain.

Guide Price £575,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed and brick construction. Pitched UPVC double glazed roof. Slate effect tiled floor. Coat hanging space. Wall hung light. UPVC double glazed window and door into a hallway.

Hallway

Inset LED spotlights to ceiling. Smoke alarm. Engineered wood floor. Radiator. Panelled doors off. Panelled door into linen cupboard. Panelled door into cloak cupboard with hanging rail. Under stairs storage recess with staircase to first floor. Panelled door to:

Lounge/Dining Room

18'8" x 20'10" max (5.70 x 6.34 max)

UPVC double glazed bow window to front. UPVC double glazed window to rear. Engineered wood floor. Inset LED spotlights. Two radiators. Television point. Panelled door into storage cupboard under stairs. Panelled door into kitchen. UPVC double glazed sliding patio doors into:

Conservatory

Block and UPVC double glazed construction with pitched, tinted, double glazed glass roof. Radiator ceramic tiled floor. Wall lights.

Kitchen/Dining Room

19'7" x 12'10" max (5.98 x 3.92 max)

UPVC double glazed window to rear and side. Inset LED spotlights to ceiling. Space for Table. Radiator. Extensive range of quality shaker style wall, base and drawer units with corner storage cupboards, pantry and wine rack; granite worktops and tiled splash-backs. Integrated fridge and freezer. AEG combination oven and microwave, AEG single oven with stainless steel finish. Freestanding island unit with granite worktops and AEG induction hob inset. Breakfast bar for two people. Inset Frankie stainless steel one and a half bowl sink with Insinkerator waste disposal unit, mixer tap with Britta water filter. Tiled flooring. High-level television point. Virgin media point. Panelled door into:

Utility Room

8' x 7'11" (2.45 x 2.42)

Obscured UPVC double glazed door to side and UPVC double glazed window to rear. Ceramic tiled floor. Plumbing for washing machine and space for dryer. Quality shaker style wall and base units with granite worktop and tiled splash-backs. Water softener. Inset stainless steel sink with mixer tap.

Study

12'5" x 4'10" (3.78 x 1.48)

UPVC double glazed window to side. Radiator. Inset LED spotlights. Engineered wood floor.

Bedroom One

15'11" x 12'12" (4.86 x 3.96)

UPVC double glazed window to front. Inset LED spotlights to ceiling. Radiator. Fitted run of wardrobes with matching bedside cabinets and chest of drawers. Panelled door into:

En Suite Shower Room

Obscured UPVC double glazed window to side. Chrome Towel radiator. White three piece suite with tiled surrounds comprising corner tiled shower cubicle with chrome finish mains mixer shower and sliding glass doors enclosing, dual flush WC with granite work top over; and wash basin with mixer tap and storage cupboards beneath. Wall hung storage unit. Wood effect flooring.

Bathroom

Obscured UPVC double glazed window to side. Extractor fan. Chrome towel radiator. White three piece suite with part tiled surrounds comprising free standing oval bath with handheld shower head and mixer tap, integrated dual flush WC; and oval wash basin on pedestal with cupboard beneath and mixer tap. Porcelain tiling to floor.

FIRST FLOOR

Attic Room 1

16'5" x 8'11" (5.0 x 2.71)

Double glazed skylight window to roof with blind. UPVC double glazed window to rear. Radiator. Inset LED spotlights. Door into boarded eaves storage with light and wall hung, central heating Worcester combin boiler. Panelled door to:

Inner Hallway

Inset LED Spotlight. Shelving. Panelled door to Attic Room 2. Panelled door into:

Shower Room

Obscured UPVC double glazed window to rear. Radiator. White three piece suite comprising wash hand basin with mixer tap, tiled splash-backs and drawers beneath, dual flush WC and double tiled shower enclosure with Mira shower and sliding glass doors enclosing with stainless steel finish. Wall hung mirror cabinet. Inset LED spotlights. Wood effect floor. Extractor fan.

Attic Room 2

8'11" x 8'11" (2.72 x 2.71)

Double glazed skylight window with fitted blind. Radiator. Inset LED spotlights.

EXTERNALLY

To The Front

Good sized frontage with low maintenance garden laid to gravel with a variety of plants, trees and shrubs. Raised beds with stone wall enclosing. Large block paved double driveway with parking for several vehicle vehicles. Hedgerow and fencing enclosing both boundaries. Space for bins. Outside light.

To The Rear

Good sized enclosed rear garden with high-level of privacy comprising patio area to immediate rear with pathway leading around to the side of the property and to front gated access. Area laid to lawn with well stocked and tended flower and shrub beds. Storage shed. Summer house. Tap. Outside lighting. Additional gated access to front. All enclosed by fencing and 10 foot walling.

Garage

19'8" x 8'11" (6.0 x 2.73)

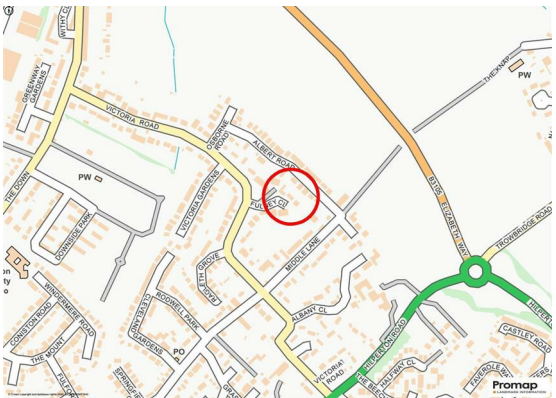
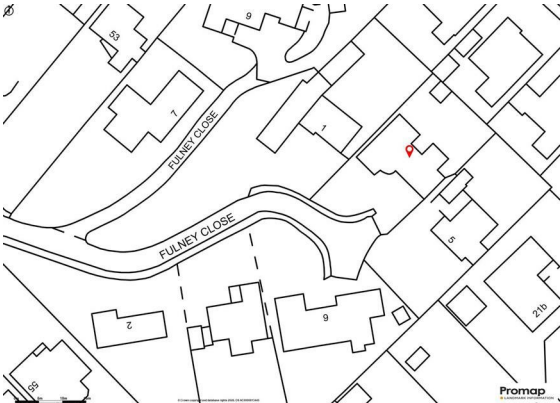
Up and over door to front. Fuse box. Gas meter. Electric meter. Power and light. Obscured UPVC double glazed door to rear.



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



Total area: approx. 221.8 sq. metres (2387.6 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.