

**TOWN & COUNTRY**  
ESTATES



**Furlong Gardens, Trowbridge, BA14 7HB**

**£325,000**

## LOCATION

The bungalow is located in a quiet residential area within walking distance of the town centre and close to a number of other amenities including; primary schools, Tesco Express and doctors surgery.

Trowbridge itself offers a busy town centre with a cinema complex, various restaurants, shops and a train station with direct rail links to Bath, Bristol and beyond.

## DESCRIPTION

Offered for sale with no onward chain is this beautifully presented and spacious three bedroom detached bungalow. Inside this fantastic bungalow you will find a nicely fitted shower room, excellent kitchen and large open plan lounge/diner, conservatory and three double bedrooms.

## ENTRANCE HALL

You enter the property through an obscure glazed door into the entrance hall. In the entrance hall there is wooden flooring, a radiator and doors to the shower room, kitchen, living room and bedrooms one and three.

## SHOWER ROOM

The fully tiled shower room has an obscured UPVC double glazed window, heated towel rail, large walk in shower, close coupled W.C, wash hand basin and extractor.

## KITCHEN

The very well presented kitchen has a UPVC double glazed window, an obscured UPVC double glazed door leading to the side, a matching range of wall, base and drawer units with laminate work surface, an inset acrylic sink, built in electric oven, inset gas hob with extractor over, built in fridge/freezer, space for dishwasher and space for washing machine.

## LIVING ROOM

11'10" x 15'8"

The light and spacious living room has two radiators, electric fire inset into stone hearth and surround, UPVC French doors to the conservatory and an opening to the dining room.

## DINING ROOM

9'10" x 11'9"

The dining room has a UPVC double glazed window to the side, a radiator and door to bedroom two.

## CONSERVATORY

9'10" x 10'0"

With its fully glazed roof and radiator this excellent conservatory can be used as an additional reception room all year round. There is also wooden flooring and UPVC French doors leading to the rear garden.

## BEDROOM ONE

9'10" x 11'10"

The first of this bungalow's three double bedrooms has a UPVC double glazed window and a radiator.



## BEDROOM TWO

9'10" x 11'10"

The second large double bedroom that this bungalow has to offer has a UPVC double glazed window to the rear garden and a radiator.

## BEDROOM THREE

9'10" x 8'4"

Although smaller than the other two bedrooms rooms this room is still large enough to accommodate a double bed. There is a UPVC double glazed window to the side and a radiator.

## EXTERIOR

### REAR GARDEN

The enclosed rear garden has a patio seating area, lawn, various raised beds containing different trees and shrubs including a beautiful cooking apple tree. There is also a wooden storage shed, rear access to the garage and gated access to the front of the bungalow.

### FRONT

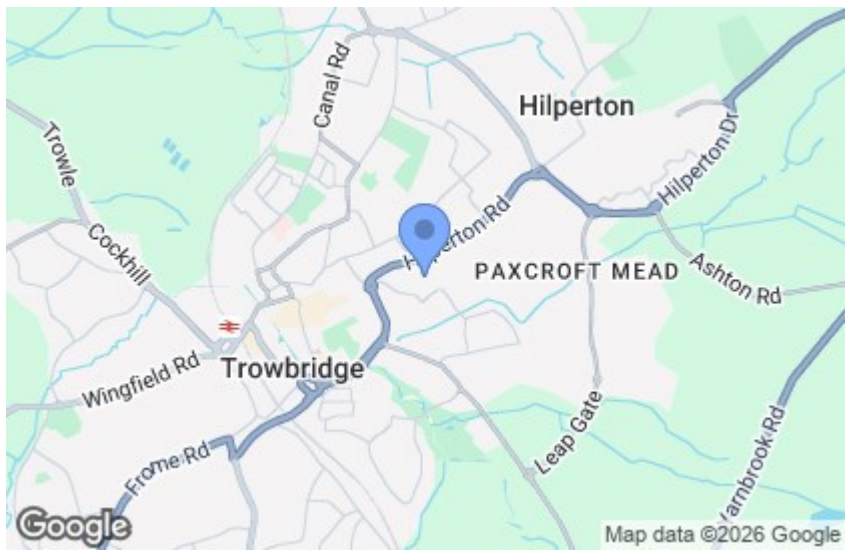
To the front of the property is a low maintenance front garden, long driveway leading to the garage and a second driveway giving you parking for multiple cars.

### GARAGE

To the front of the property is a garage with an up and over door to the front, power, light and a door to the rear.

### ADDITIONAL INFORMATION

Council Tax Band C - currently £2,384 per year.







GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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