13 HOLYROOD CLOSE, TROWBRIDGE, WILTSHIRE, BA14 0JT

£340,000

- SUPERIOR DETACHED BUNGALOW
- INDIVIDUALLY DESIGNED
- END OF CUL DE SAC LOCATION
- SOUTH AFTER LOCATION
- SPACIOUS ACCOMMODATION
- GAS FIRED CENTRAL HEATING
- FULLY DOUBLE GLAZED
- GARAGE PLUS DRIVEWAY PARKING
- EPC RATING D
A superior detached bungalow enjoying a particularly pleasant location tucked away at the end of a small cul-de-sac of individually built houses and bungalows off Silver Street Lane. Although situated towards the outskirts of the town, the bungalow is within walking distance of a local '7 day' shop in Marston Road whilst junior and senior school and Wiltshire College are all located on this side of Trowbridge. The town centre has an extensive range of shopping and recreational facilities and, together with the railway station, is just over a mile away from the property.

The bungalow would make an impressive retirement property but the overall space and number of rooms offered make it equally suitable as a family property as well.

The full accommodation offers entrance porch, entrance hall, large sitting room, separate dining room, kitchen/breakfast room, utility room, conservatory, 3 bedrooms, shower room and separate WC. The bungalow enjoys gas fired central heating from a relatively modern boiler and full double glazing. Outside there is a garage, adjoining workshop, gated driveway providing excellent additional off road parking and gardens to the front and rear.

DIRECTIONS
Proceed out of Trowbridge town centre towards Southwick and Frome A361. On reaching the very outskirts of the town turn left in Silver Street Lane. Midway along Silver Street Lane turn right in Balmoral Road and right into Holyrood Close. The bungalow is located at the end of the left hand cul-de-sac.

ENTRANCE PORCH
Front door with double glazed window to side, tiled flooring, interior with side screen to:

ENTRANCE HALL
Built-in storage cupboard housing modern gas boiler serving heating system and domestic hot water. Loft access via ladder, further built in storage cupboard housing the panel for the alarm.

SITTING ROOM
6.89m (22'7'') x 3.47m (11'5'')
Double glazed windows to front and side, radiator, feature stone fireplace housing gas fire, 2 radiators., door to:

DINING ROOM
4.04m (13'3'') x 2.89m (9'6'')
Double glazed window to side, radiator.

KITCHEN/BREAKFAST ROOM
4.04m (13'3'') x 3.21m (10'6'')
Fitted with an extensive range of base units with worktop space over, matching wall cupboards, central island unit with cupboards under, single drainer sink unit, shelves, radiator, cooker space, double glazed windows to rear, door to:

UTILITY ROOM
5.47m (17'11'') x 1.94m (6'4'')
Double glazed window and roof lights, door to outside, long worktop with storage cupboards under.
Approached from the Entrance Hall is the remainder of the accommodation:

**BEDROOM 1**
3.87m (12'8") x 3.82m (12'6") max
Double glazed window to rear, radiator, two built double wardrobes plus an extensive range of matching bedroom furniture.

**BEDROOM 2**
3.84m (12'7") max x 2.85m (9'4")
Double glazed window to rear, radiator, fitted double wardrobe.

**BEDROOM 3**
3.09m (10'1") x 2.93m (9'7")
Radiator, built in double wardrobe, double sliding patio doors to:

**CONSERVATORY**
2.53m (8'4") x 3.06m (10')
Double glazed windows and external door to outside.

**SHOWER ROOM**
Three piece suite comprising shower enclosure, wash hand basin and low-level WC. Tiled surrounds, double glazed window to side.

**SEPARATE WC**
Double glazed window to side, wash hand basin and low-level WC.

**GARAGE**
2.53m (18'10") x 2.97m (9'9")
Up & Over door, window to rear, light and power connected.

**WORKSHOP**
4.98m (16'4") x 1.83m (6')
Attached to the garage and with doors to front and rear garden, window to rear, light and power connected.

**STORE ROOM**
3.37m (11'1") x 1.89m (6'2'')
Situated at the rear of the bungalow.

**GARDENS**
To the front the gardens are bound by a retaining wall and laid to lawn with established borders. Double entrance gates open on a spacious driveway leading to the garage providing excellent additional parking. A side gate leads to the side and rear gardens that are also fully enclosed and laid mainly to lawn with borders.

**COUNCIL TAX AND LOCAL AUTHORITY**
Band E* - £1944.47 pa (from April 2015). For further information please contact Wiltshire Council on 0300 456 0100.

*Bandings for properties altered/extended since 1st April 1993 could be subject to review.
NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

Note: Money Laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

Viewing by appointment with the agents:-

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