

TOWN&COUNTRY
ESTATES



Rosedale Gardens, Trowbridge, Wiltshire BA14 9TL

£290,000

LOCATION

Located on the sought after Broadmead on the Bath side of Trowbridge, this home is conveniently situated within easy access of local amenities, Tesco Express, chip shop, pharmacy, the well regarded Walwayne Court Primary School, secondary Schools, bus routes and train station - providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

DESCRIPTION

NO ONWARD CHAIN - A spacious and well presented two bedroom semi-detached bungalow, occupying a pleasant position within the desirable Broadmead development. The accommodation comprises an entrance hall, lounge, kitchen/breakfast room, conservatory, two bedrooms and bathroom. Further benefits include gas central heating, uPVC double glazing, garage, driveway parking and a landscaped rear garden.

ENTRANCE HALL

You enter the property through a uPVC entrance door with an obscure glazed panel, there is a radiator, thermostat heating controls, access to the loft, glazed doors to the lounge and kitchen and doors to both bedrooms, the bathroom and airing cupboard.

LOUNGE

13'9" x 11'5"

The lounge has a uPVC double glazed bay window to the front, a feature Dimplex electric fire, T.V point, telephone point and two radiators.

KITCHEN/BREAKFAST ROOM

11'5" x 9'6"

There is a uPVC double glazed window to the rear, the modern kitchen offers a range of matching base wall and drawer units with inset 1 1/2 bowl sink unit and chrome mixer tap, built-in high level double oven, inset gas hob, integrated fridge, tiled splashbacks, a wall mounted gas boiler and an obscure glazed uPVC door to the rear garden.

CONSERVATORY

9'6" x 9'6"

A great place to enjoy the rear garden, the conservatory has dwarf brick walls, uPVC double glazed windows, a radiator and two uPVC double glazed doors to the garden.

BEDROOM ONE

13'1" x 9'6"

There is a uPVC double glazed window to the rear over looking the garden, built-in wardrobes, a selection of fitted bedroom furniture and a radiator.

BEDROOM TWO

9'10" x 8'2"

Currently used as a dining room, the second bedroom has a uPVC double glazed window to the front and a radiator.



BATHROOM

There is an obscure uPVC double glazed window to the side, panelled bath with electric Triton shower over, built-in vanity unit with storage inset WC, pedestal basin, heated towel rail and tiled walls.

EXTERIOR

FRONT

A long drive extends to the garage and provides access to the bungalow and rear garden. There is a dwarf wall to the side, front lawn and well kept planted borders.

REAR GARDEN

The gorgeous rear garden is enclosed to all boundaries and offered a well kept lawn with attractive planted borders, paved patio, outside tap, a gate to the front drive and a door to the utility room.

GARAGE

9'10" x 8'6"

There is an up and over door to the front.

UTILITY ROOM

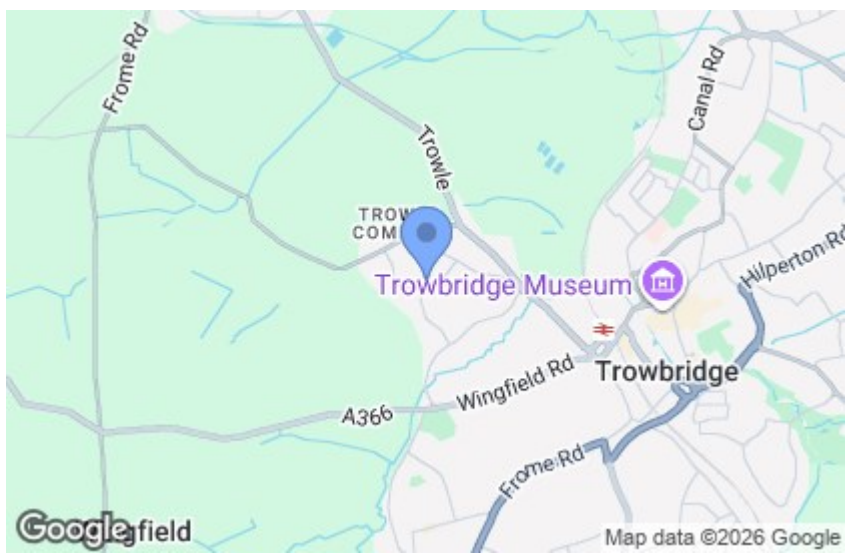
8'6" x 6'6"

Created from the rear of the garage, the useful utility room has an obscure uPVC double glazed window to the rear, sink, space for freezer and plumbing for a washing machine.

ADDITIONAL INFORMATION

Council Tax Band - C

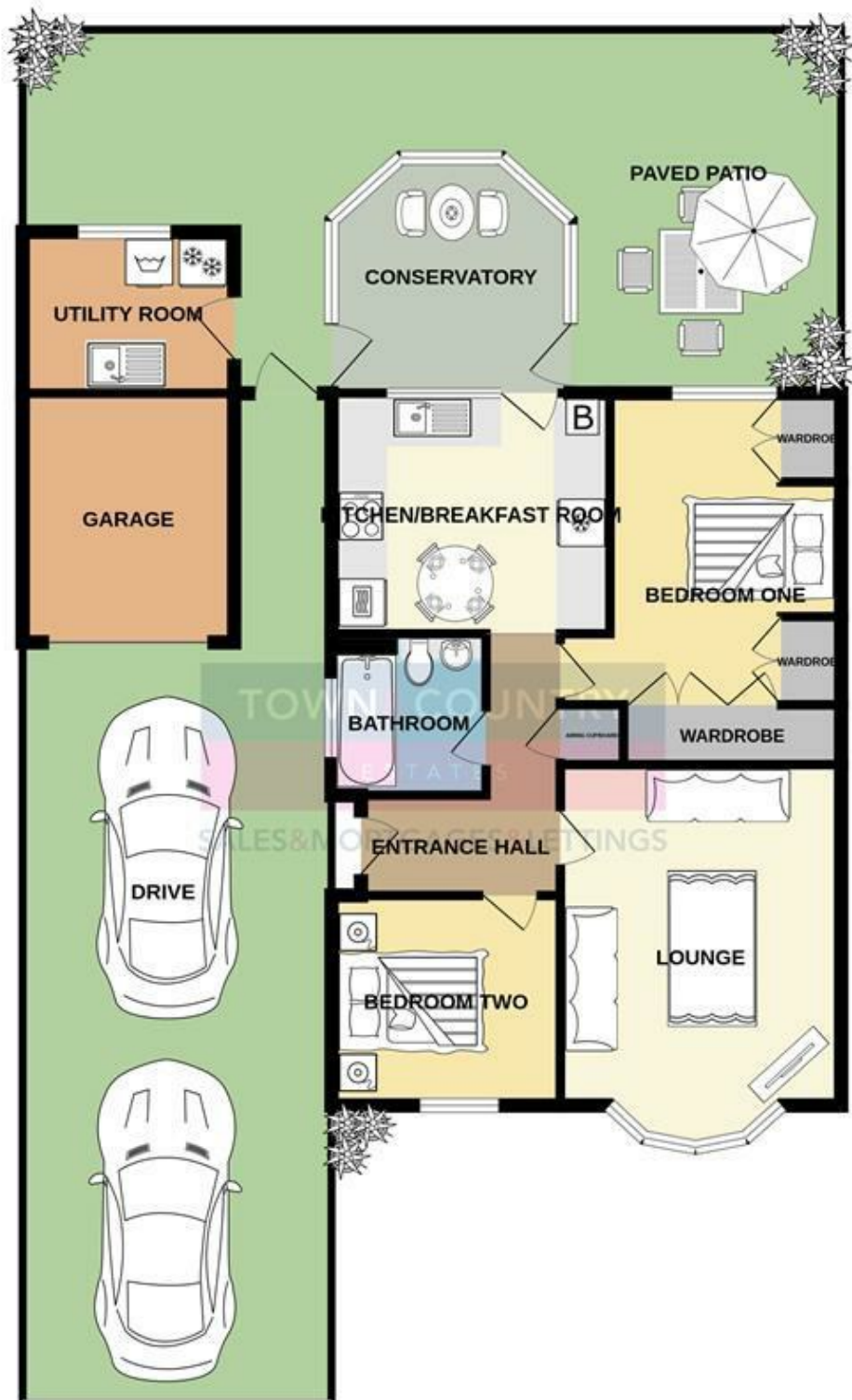
EPC - In process







GROUND FLOOR



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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Ground Floor
830 sq.ft. (77.1 sq.m.) approx.



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