

**TOWN & COUNTRY**  
ESTATES



**Charnwood Road, Trowbridge, Wiltshire BA14 9DE**

**Offers Over £400,000**

## LOCATION

Located on the Bath side of Trowbridge, the property is situated within easy access of local amenities, the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy, popular pub and bus routes. Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

## DESCRIPTION

**VENDOR SUITED - ONWARD PURCHASE WITH NO CHAIN** - A rare opportunity to purchase an extended and very well presented three bedroom detached bungalow, occupying an enviable position within a small cul-de-sac, on the desirable and sought after Broadmead development. This modern and spacious accommodation comprises an entrance porch, entrance hall, lounge/dining room, conservatory, kitchen, utility room, master bedroom with ensuite, a second double bedroom, a single bedroom and luxury bathroom, with both a bath and separate shower. Further benefits include gas central heating, uPVC double glazing, garage, large enclosed rear garden and a fantastic versatile garden room.

## ENTRANCE PORCH

7'6" x 6'6"

You enter into a welcoming entrance porch, with a built in doormat, radiator, space for coats, wood effect flooring and doors to the entrance hall, garage and garden.

## ENTRANCE HALL

The entrance hall has a telephone point, radiator, access to the loft and doors to the lounge/dining room, all three bedrooms and a useful storage cupboard.

## LOUNGE/DINING ROOM

22'3" max x 19'0"

This spacious 'L-shaped' room has uPVC double glazed windows to two aspects and sliding doors to the conservatory, flooding the space with lots of natural light. There is a fireplace with inset gas fire, two radiators, wood effect flooring and a sliding glazed door to the kitchen.

## CONSERVATORY

13'1" x 9'6"

A great place to enjoy the rear, the conservatory has uPVC double glazed windows to three aspects and a sliding door to the garden.

## KITCHEN

10'5" x 9'10"

There is a uPVC double glazed window to the rear, the modern kitchen has a range of matching base, wall and drawer units, rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap and attractive tiled splashbacks, high level double oven, inset ceramic hob with extractor and light over, integrated dishwasher and an opening to the utility room. Concealed in a cupboard is a wall mounted Worcester gas boiler.



## UTILITY ROOM

9'10" x 6'6"

With two uPVC double glazed windows, matching base and wall units, sink with chrome mixer tap, plumbing for a washing machine, space for an American style fridge/freezer, radiator and a uPVC door to the garden.

## BEDROOM ONE

14'9" max x 8'10"

The master bedroom has a feature uPVC double glazed by window to the front, radiator, wardrobe recess and double doors to the ensuite.

## ENSUITE TOILET

There is a dual flush WC, pedestal basin and part tiled walls.

## BEDROOM TWO

12'9" x 8'6"

The second double bedroom has a uPVC double glazed window to the front and a radiator.

## BEDROOM THREE

9'6" x 6'2"

There is a uPVC double glazed window to the side, radiator and wardrobe recess with cupboards above.

## LUXURY BATHROOM

With a uPVC double glazed obscure window to the side, the luxury bathroom was refitted in 2025 and has a panelled bath, glazed screen and mixer tap with shower attachment, shower cubicle with glazed door and wall mound mains shower, dual flush WC, vanity storage unit with inset basin and mixer tap, a wall mounted illuminated mirror, chrome heated towel rail, attractive tiled splashbacks and an extractor fan.

## EXTERIOR

### FRONT

The front of the property has a block paved drive and gravelled area providing plentiful off road parking, planted borders, outside light, side access to the rear garden and path to the front door, with storm porch over.

### REAR GARDEN

The large rear garden is enclosed to all boundaries and is mainly laid to lawn with mature planted borders. a paved patio leading to a gravelled area ideal for a table and chairs, outside light and outside tap.

## GARDEN ROOM

19'4" x 13'1"

Another stand out feature of the home is the fantastic garden room, accessed through uPVC double glazed French doors, there are uPVC double glazed window to the front and side, inset ceiling spotlights and an electric radiator. The list of uses for this versatile space is endless, it could be your home office, gym space, playroom or home bar.

## GARAGE

The garage has an electric up and over door to the front, French doors to the rear, door to the entrance porch, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - D







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.

Ground Floor  
1532 sq.ft. (142.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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