



**Wrights**  
01225 755553

Greenway Gardens, Trowbridge, Wiltshire, BA14 7NL

£525,000

This exceptional 4/5 bedroom chalet bungalow has been greatly improved and extended by the current owners, creating a deceptively spacious and flexible living space. Features include a fantastic open plan kitchen/living room with bi-fold doors to the rear garden, three further reception rooms, a large driveway with detached double garage and a generous and private rear garden with a detached studio, another detached garage and further parking to the rear.

## Situation

**The property is situated in a desirable location within easy reach of Trowbridge town centre and railway station. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.**

**Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.**



Three further reception rooms

Utility

Private rear garden with additional garage and parking

Detached Studio with power, light and W.C

Viewing highly recommended!



**Exceptional 4/5 bedroom detached chalet bungalow**

**Deceptively spacious and flexible living space**

**Extensive driveway parking**

**Detached double garage**

**Open plan kitchen/living room with bi-fold doors to the garden**

**The property comprises:**

**Ground floor**

**Entrance Hall**

With composite front door and LVT flooring.

**Lounge**

*12' 11" x 12' 1" (3.93m x 3.68m)*

With double panel radiator and PVCu double glazed bay window to the front.

**Dining Room**

*12' 11" x 8' 9" (3.93m x 2.67m)*

With double panel radiator. Opens into...

**Family Room**

*17' 7" x 8' 2" (5.36m x 2.49m) max*

With wood laminate flooring and PVCu double glazed french doors opening onto the rear garden.

**Utility Room**

With wood laminate flooring, a range of base units with worktop over, space for washing machine and tumble dryer, wall mounted Worcester gas combi boiler and PVCu double glazed window to the rear.

**Kitchen/Living Room**

*22' 0" x 20' 6" (6.71m x 6.26m) max*

This fantastic open plan space offers LVT flooring, a range of high quality eye level and base units, granite work tops with tiled splash backs, island unit with breakfast bar, space for range cooker, American style fridge/freezer and dishwasher, composite granite sink/drainer unit, stable door to the side, PVCu double glazed window to the rear and Bi-Fold doors opening onto the rear garden.

**Bathroom**

*10' 10" x 5' 6" (3.30m x 1.67m)*

With tiled floor and walls, four piece white suite comprising bath, large walk in shower, W.C and hand basin with vanity unit, heated towel rail and extractor fan.

**Bedroom 2**

*12' 11" x 10' 11" (3.93m x 3.32m)*

With double panel radiator and PVCu double glazed bay window to the front.

**Bedroom 3**

*12' 10" x 9' 10" (3.92m x 3.00m)*

With double panel radiator and PVCu double glazed bay window to the side.

#### **Bedroom 4**

**15' 5" x 8' 1" (4.69m x 2.47m)**

With wood laminate flooring, double panel radiator and PVCu double glazed bay window to the front.

#### **First Floor**

#### **Master bedroom**

**20' 11" x 14' 6" (6.38m x 4.42m)**

With velux windows to both sides and large walk in wardrobe.

#### **Shower Room**

**9' 11" x 8' 8" (3.01m x 2.63m)**

With suite comprising walk in shower enclosure with mains shower, hand basin with vanity unit under and W.C, tiled floor and velux window to the side.

#### **Externally**

#### **To the front**

The exceptionally large driveway provides off road parking for numerous vehicles, with outside lighting and a gate to the side provides access to the rear of the property.

#### **Double garage**

With power, light and double doors to the front.

#### **To the rear**

Bi-fold doors from the kitchen/living room open up onto the generous rear garden, with a raised area laid to decking, an area laid to artificial lawn and patio seating areas. There is also another large detached garage and further off road parking with gates opening onto Greenway Gardens to the rear.

#### **Detached Studio**

The detached wooden studio is currently used as a cinema/pool room with double doors opening onto the rear garden and a separate cloakroom with W.C and hand basin.

#### **Council tax**

The property is currently in council tax band D with the rate payable for 2021/2022 being £2,067.21.

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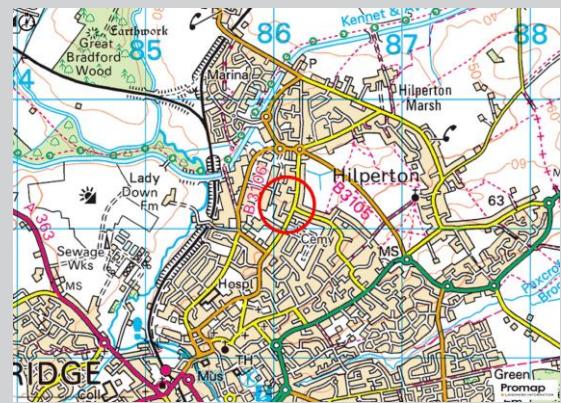
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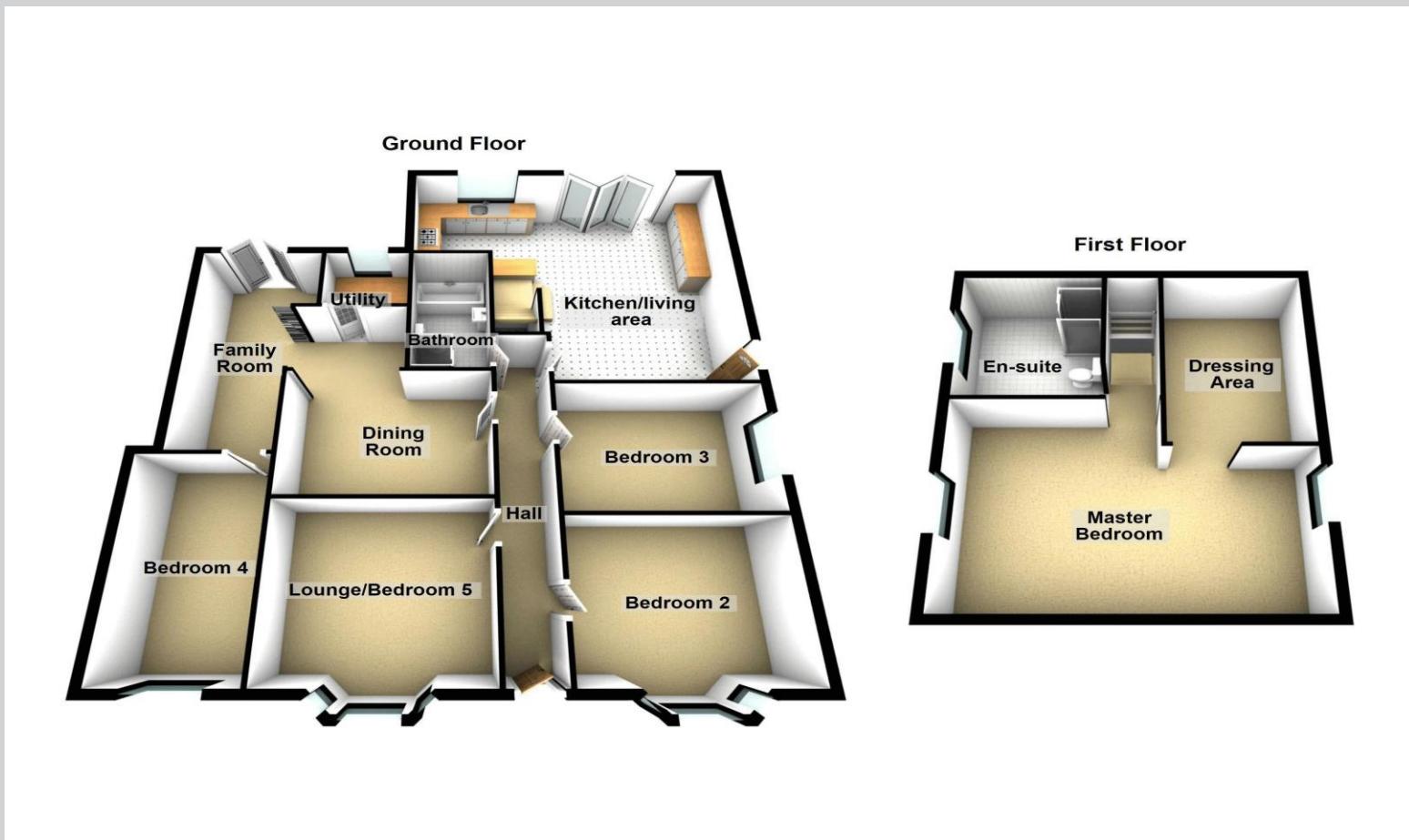


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

#### Disclaimer

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**wrights**