



Wrights
01225 755553

Ancaster Close, Trowbridge, Wiltshire, BA14 9DA

£375,000

This greatly improved and extended two bedroom detached bungalow is situated within the sought after Broadmead estate on the Bradford on Avon side of Trowbridge.

Features include a stunning open plan kitchen/dining room, two double bedrooms, a recently refitted shower room, gas central heating, PVCu double glazing, a generous and well maintained enclosed rear garden, garage and driveway parking for up to three vehicles.

Situation

The property is situated in the sought after Broadmead estate, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Extended two bedroom bungalow

Situated in the popular Broadmead estate

Recently renovated and extended

Spacious kitchen/diner

Two double bedrooms

Refitted shower room

Generous and well maintained rear garden

Garage

Driveway parking for up to three vehicles

Viewing highly recommended



The property comprises:

Entrance Hall

14' 2" x 7' 3" (4.33m x 2.2m)

With composite front door, double panel radiator, built in storage cupboard, coved ceiling, loft hatch (the loft is part boarded with a pull down ladder and light) and PVCu double glazed window to the front.

Lounge

9' 11" x 14' 0" (3.02m x 4.26m)

With double panel radiator, coved ceiling and PVCu double glazed window to the front.

Kitchen/Diner

21' 5" x 17' 6" (6.52m x 5.33m) max

With tiled flooring, a range of eye level and base units with laminate worktops, double eye level cooker, induction hob with extractor fan, space for fridge freezer and integrated washing machine, one and a half bowl sink/drainers with waste disposal unit, two double panel radiator, PVCu double glazed window to the side and PVCu french doors leading to the rear garden.

Bedroom 1

13' 5" x 10' 11" (4.08m x 3.34m)

With radiator and PVCu double glazed window to the front.

Bedroom 2

11' 0" x 8' 11" (3.36m x 2.73m)

With radiator and PVCu double glazed window to the rear.

Shower room

8' 4" x 5' 11" (2.55m x 1.8m)

With tiled flooring, white suite comprising large shower enclosure with mains shower, w.c and hand basin with vanity unit, fully tiled walls, heated towel rail, cupboard housing gas combi boiler (which was fitted in 2017) and an obscured PVCu double glazed window to the rear.

To the front

The front garden is laid to lawn with a path to front door and a gate to the side providing access to the rear. There is also driveway parking to the side for up to three vehicles in front of the garage.

To the rear

The generous and beautifully maintained rear garden offers a good degree of privacy. Immediately adjoining the bungalow is a spacious brick paved patio, leading to a raised timber decking area providing an excellent seating and dining space. The remainder of the garden is mainly laid to lawn with established shrubs and small trees to the borders.

A paved pathway and steps lead to the rear where two timber sheds offer useful storage. There is also a side door into the garage and a gate to the side provides access to the front of the property.

Garage

With up and over door, power, lighting and side door to the garden.

Council Tax

The property is currently in Council Tax Band C.

Tenure

The property is sold as Freehold.

Energy Performance

The current EPC rating is D (55), with a potential for B (87).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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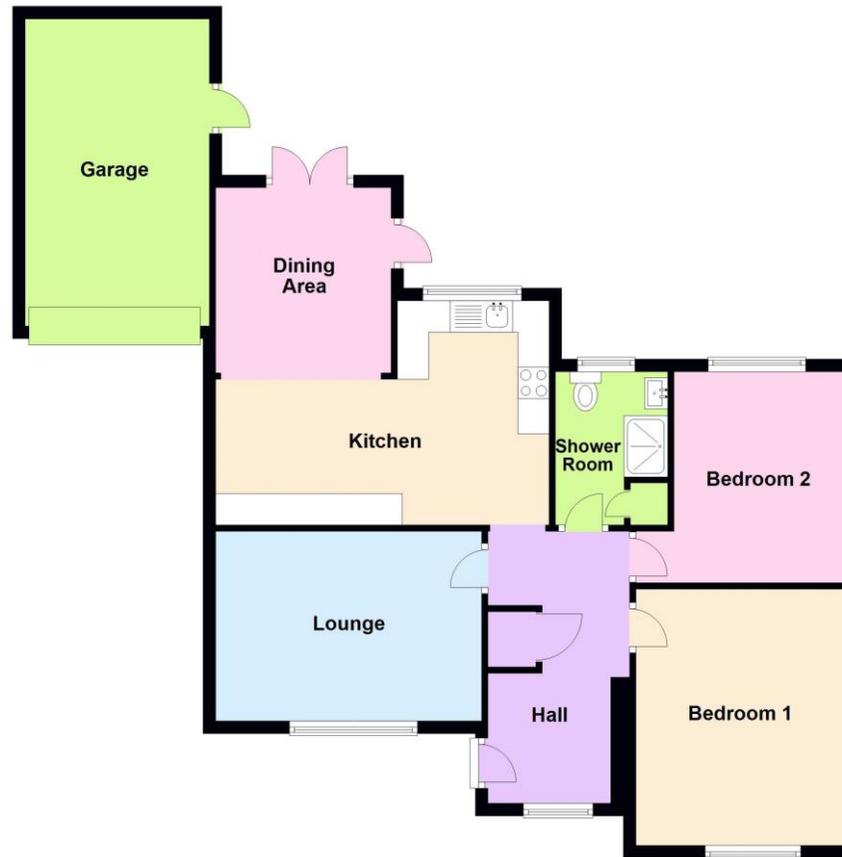


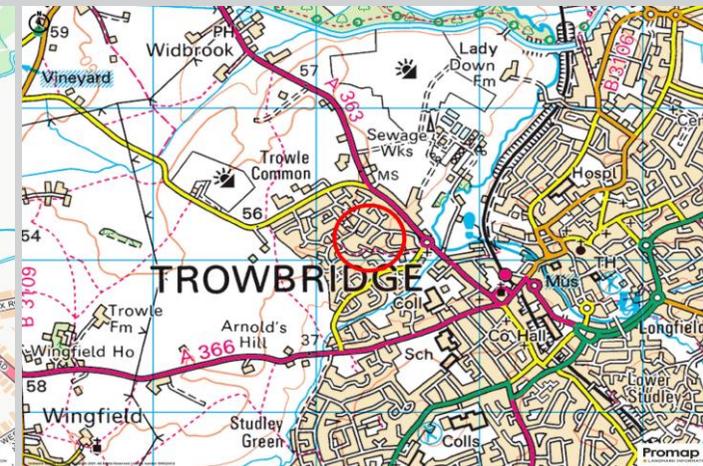
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