



Wrights
01225 755553

Elcombe Close, Trowbridge, Wiltshire, BA14 0JL

Offers in the Region Of £2

Situation

The property is situated on a small cul-de-sac within the popular Wiltshire Drive area of Trowbridge, close to many local amenities including a choice of Primary and secondary schools, the retail park and several parks and children's play areas.

A nearby bus stop provides easy access to the town centre of Trowbridge, offering 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.



**Two/Three bedroom
bungalow**

**Large plot with generous
and private gardens**

**Cul-de-sac location
within the popular
Wiltshire Drive area**

**Close to schools and the
retail park**

**Gas central heating with
modern combi boiler**

PVCu double glazing
Kitchen/breakfast room
**Garden room/Third
bedroom with direct
access to the garden**
**Garage and driveway
parking.**
**Planning permission
granted for extension**



This spacious and well presented 2/3 bedroom bungalow is tucked away on a small cul-de-sac within the popular Wiltshire Drive area of Trowbridge.

The property is situated on a large plot, with private gardens surrounding the property, a detached garage and driveway parking.

Further features include a kitchen/breakfast room, spacious lounge, two bedrooms and an additional garden room/third bedroom with direct access to the garden, gas central heating and PVCu double glazing.

Viewing highly recommended!

The property comprises

Hallway

With wooden front door, wood laminate flooring, spacious linen cupboard and radiator.

Lounge/Diner

11' 5" x 14' 9" (3.47m x 4.49m)

With radiator and PVCu double glazed window.

Kitchen/Breakfast Room

10' 4" x 9' 2" (3.16m x 2.80m)

With wood laminate flooring, a range of eye level and base units, integrated electric oven and ceramic hob with extractor hood over, one and a half bowl ceramic sink/drain unit, breakfast bar, space for fridge, washing machine and dishwasher and PVCu double glazed window.

Rear Hall

With obscured PVCu back door and coir mat.

Bedroom 3/Garden Room

9' 8" x 7' 9" (2.94m x 2.36m)

With wood laminate flooring, radiator and PVCu sliding patio doors to the garden.

Bedroom 1

10' 6" x 9' 1" (3.20m x 2.76m)

With radiator, built in wardrobe and PVCu double glazed window.

Bedroom 2

6' 4" x 8' 10" (1.93m x 2.70m) max

With radiator and PVCu double glazed window.

Bathroom

With white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window.

Externally

Gardens

A generous and private garden surrounds the property, mainly laid to lawn with areas laid to wood chippings and a range of shrubs and trees. There is also a raised decking area which can be accessed directly from the garden room/bedroom 3. A gate provides access to the driveway and a side door provides access to the garage.

Garage/Parking

Single garage with up and over door to the front, side door to the garden, window to the rear, power and light.

Planning Permission

Planning permission was granted in August 2024 for the demolition of the rear garden room and link and replacement with a single storey rear kitchen and living room.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as Freehold.

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

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST

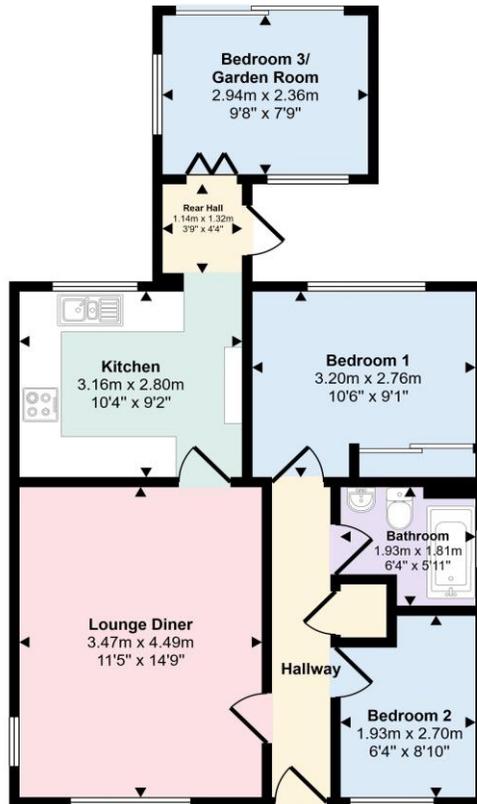


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

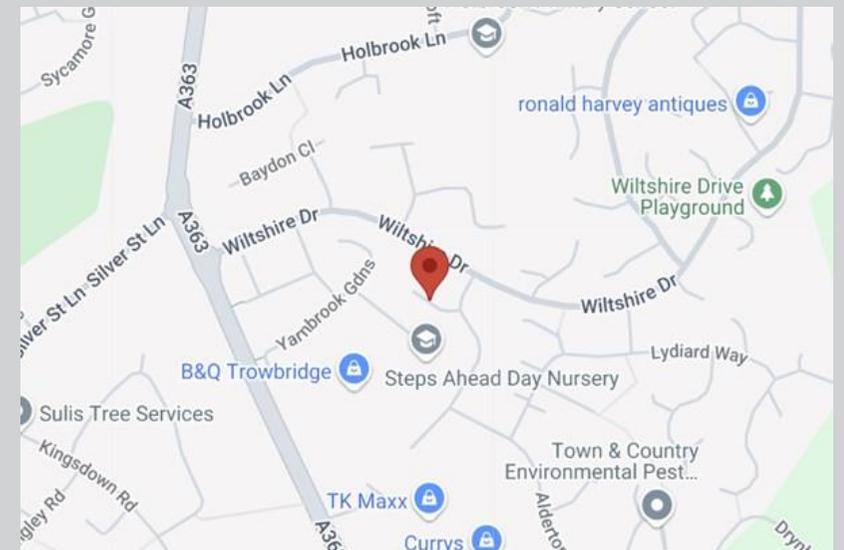
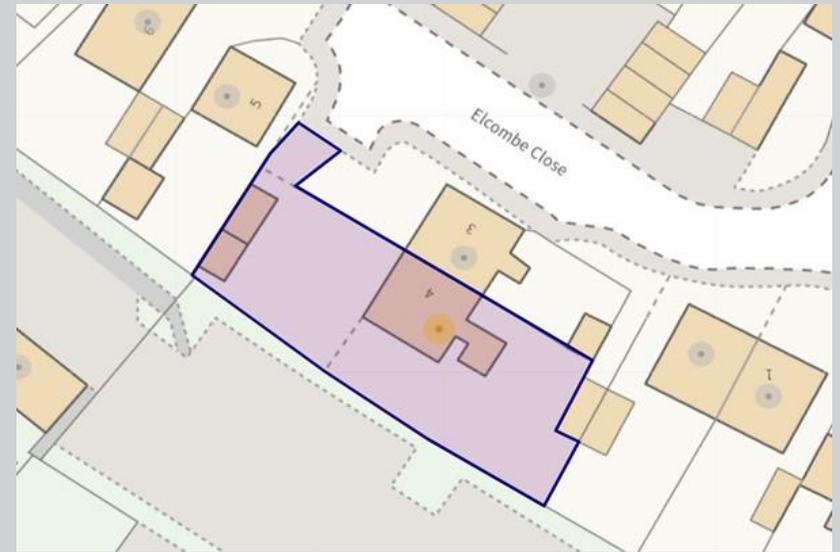
01225 755553

Approx Gross Internal Area
58 sq m / 623 sq ft

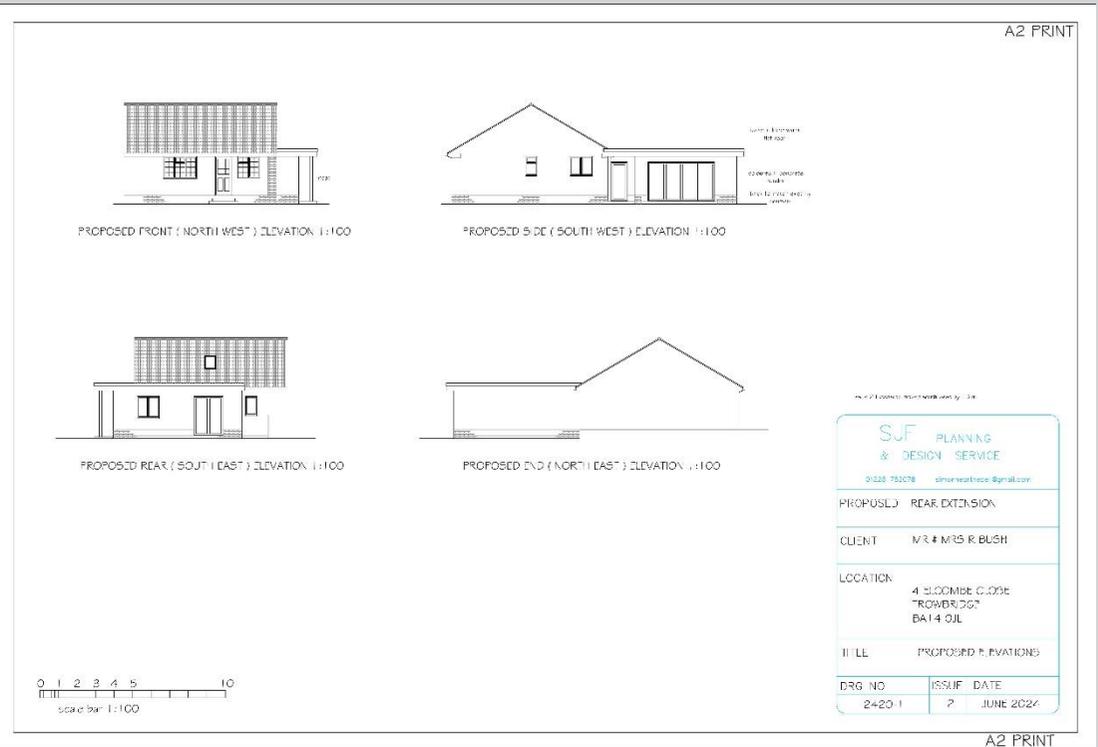
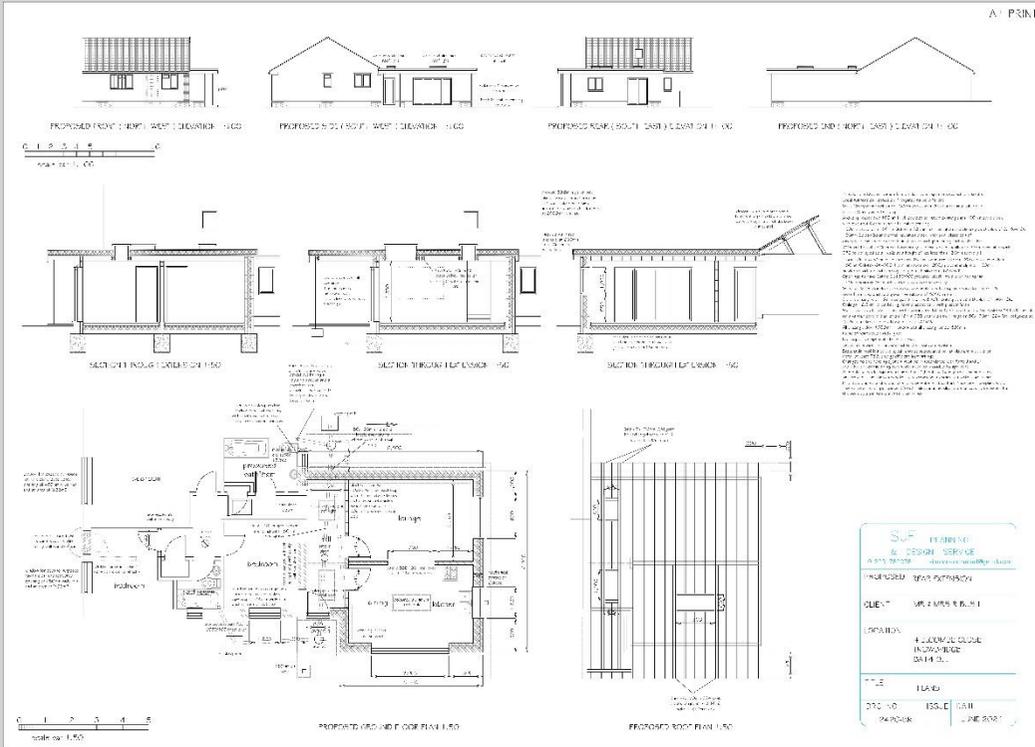


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Extension plans





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A 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 had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.