



1 Osborne Road Trowbridge BA14 7LR

A fantastic opportunity to purchase a deceptively large, circa 1800sqft, detached bungalow on a large plot, situated off the highly regarded Victoria Road on the Hilperton side of the town close to town centre, shops and bus route. Versatile accommodation includes entrance hall, living room with French doors onto gardens, large kitchen/breakfast room with island, dining room with patio doors onto gardens, four double bedrooms - all with built-in wardrobes, shower room and bathroom. Additional features include UPVC double glazing, gas central heating system, garage and driveway providing off road parking; and large mature gardens with private aspect. Viewing is highly recommended and interest is expected to be high. No onward chain.

Guide Price £450,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door and window to the front. Matwell. Radiator. Wall light. Smoke alarm. Doors off and into:

Living Room

17'10 x 17'4 (5.44m x 5.28m)

Two UPVC double glazed windows to the front. Two radiators. Feature open fireplace with stone surrounds. Wall lights. Television point. UPVC double glazed windows and French doors to the side opening onto side patio area leading to gardens. Internal window to the hall.

Kitchen/Breakfast Room

17'8 x 15'0 (5.38m x 4.57m)

UPVC double glazed windows to the front and side. Radiator. Extensive range of wall, base and drawer units, including island, with marble work surfaces. Belfast sink with swan neck mixer tap and bevelled drainer into worktop. . Range Master cooker with extractor over. Plumbing for washing machine. Space for additional under counter appliance. Space for table. Door to large larder cupboard with shelving and space for fridge/freezer. Internal window with sliding panes, to dining room. Exposed stone wall. Tiled flooring. Glazed door to the:

Side Lobby

Part glazed door to the rear. Door to the garage.

Dining Room

18'10 x 9'5 (5.74m x 2.87m)
UPVC double glazed window to the side.
Radiator. Double glazed sliding patio doors to the rear opening onto side patio area leading to gardens. Smoke alarm. Door to inner hallway. Door to:

Bedroom One

18'0 x 9'8 (5.49m x 2.95m)
UPVC double glazed window to the side.
Radiator. Built-in run of wardrobes with cupboards over.

Inner Hallway

Radiator. Access to loft space with ladder.
Doors off and into: airing cupboard housing modern combi Ideal boiler and shelving.

Bedroom Two

13'4 x 11'0 (4.06m x 3.35m)
UPVC double glazed window to the side.
Radiator. Two built-in double wardrobes with dressing table and cupboards over.
Additional built-in double wardrobe with cupboards over.

Bedroom Three

12'11 x 10'11 (3.94m x 3.33m)
UPVC double glazed window to the rear.
Radiator. Two built-in double wardrobes with dressing table and cupboards over.

Bedroom Four

12'11 x 11'2 max (3.94m x 3.4m max)
UPVC double glazed window to the rear.
Radiator. Two built-in double wardrobes with dressing table and cupboards over.

Bath & Shower Room

Obscured UPVC double glazed window to the side. Radiator. Five piece suite with fully tiled surrounds comprising panelled bath, shower cubicle, wash hand basin with cupboard under, bidet and w/c. Vinyl tiled flooring, wall light and coving.

Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising corner shower cubicle, pedestal wash hand basin and w/c. Tiled flooring.

EXTERNALLY

To The Front

Path to the front door with entrance light.
Garden area laid to lawn with a variety of established plants, trees and shrubs; enclosed by hedgerow. Gated side pedestrian access to the rear. Driveway providing off road parking.

To The Rear & Sides

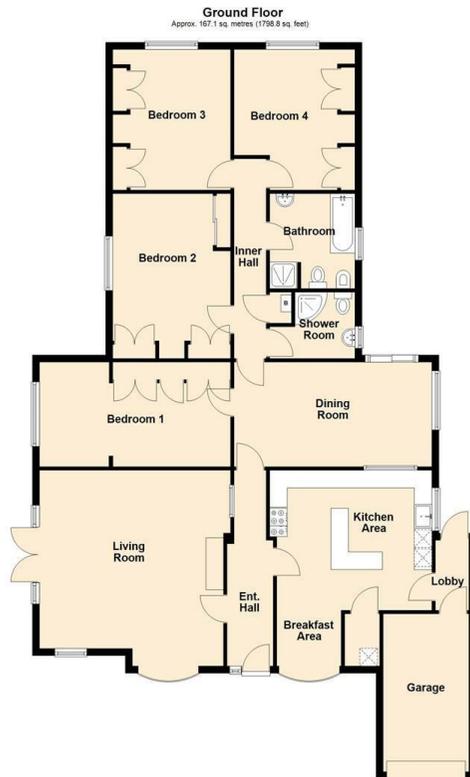
Large enclosed, established garden with private aspect comprising patio areas to both sides with a variety of plants and shrubs; both leading to large garden area laid to lawn with a variety of plants, trees and shrubs. All enclosed by fencing and walling.

Garage

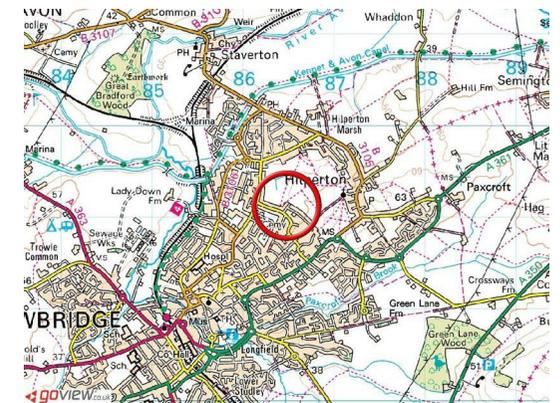
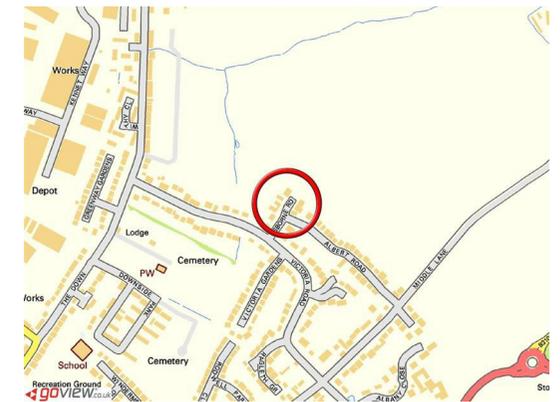
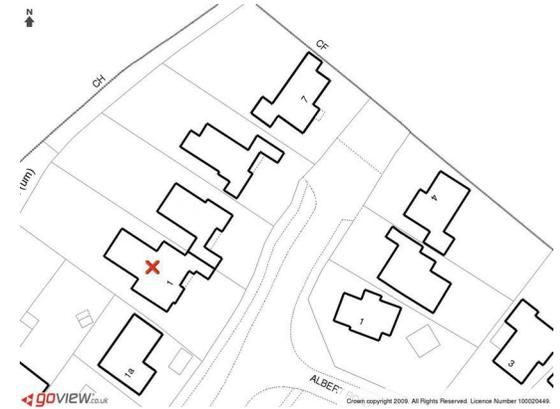
14'7 x 7'10 (4.45m x 2.39m)
Up and over door to the front. Power and lighting. Fuse box. Door to the side lobby.



Tenure **Freehold**
Council Tax Band **E**
EPC Rating



Total area: approx. 167.1 sq. metres (1798.8 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.