





32 Delamere Road

Trowbridge BA14 8ST

A well-presented and extended, two/three bedroom detached bungalow with an annexe; situated off the well regarded St Thomas Road near to bus route, town centre, railway station and shops. The neutrally presented interior boasts lounge/diner, modern kitchen/breakfast room, two double bedrooms and bathroom. The annexe offers comfortable open plan sleeping and living accommodation with shower/wet room. Additional features include UPVC double glazing, electric central heating system, FREEHOLD solar panels, driveway providing parking for several vehicles and private garden with garden room/workshop. This property would ideally suit a multi-generational family or the annexe could provide space to run a small business from home. Early viewing is highly recommended as bungalows within this area always prove very popular.



Guide Price £320,000







ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed windows and door to the front. Obscured UPVC double glazed windows and door to the:

Hallway

UPVC double glazed window to the side. Two radiators. Wood effect flooring and coving. Access to loft space housing Heatrae Sadia electric boiler (Gas connection still available). Smoke alarm. Doors off and into: cloak cupboard and storage cupboard.

Lounge/Diner

14'5 x 10'11 (4.39m x 3.33m)
UPVC double glazed window to the front. Radiator. Television point. Coving.

Kitchen/Breakfast Room

12'11 x 8'11 (3.94m x 2.72m)
UPVC double glazed window and door to the rear. Radiator. Range of modern high gloss wall, base and drawer units with tiled splash-backs and square edge work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer and table. Tiled flooring and coving.

Bedroom One
11'11 x 9'10 (3.63m x 3m)
UPVC double glazed windows to the rear and side. Radiator. Built-in double and triple wardrobes. Coving.

Bedroom Two
11'0 x 8'10 (3.35m x 2.69m)
UPVC double glazed window to the front. Radiator. Coving.

Bathroom
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c. Shaving point and light. Painted wood flooring and coving.

ANNEXE

Living/Bedroom
25'10 x 12'3 max (7.87m x 3.73m max)
Obscured UPVC double glazed door to the front. Two electric panel wall heaters. Wood effect LVT flooring and inset ceiling spotlights. UPVC double glazed French doors and windows to the side. Modern wall, base and drawer units with rolled top work surfaces. Fuse box. Smoke alarm. Door to the:

Shower/Wet Room
Obscured UPVC double glazed window to the rear. White suite with part tiled surrounds and sealed floor comprising electric shower over shower area, wash hand basin and w/c. Extractor fan. Inset ceiling spotlights.

EXTERNALLY

To The Front
Driveway providing off road parking for several vehicle. Area laid to lawn with a variety of plants and shrubs. Gated side pedestrian access to the rear.

To The Rear
Enclosed garden with private aspect comprising patio area to the immediate rear, area laid to lawn and borders with a variety of plants, trees and shrubs. Garden shed with power and greenhouse. All enclosed by fencing.

Garden Room/Workshop
15'1 x 7'10 (4.6m x 2.39m)
Timber construction with windows and French doors to the front and veranda. Power.

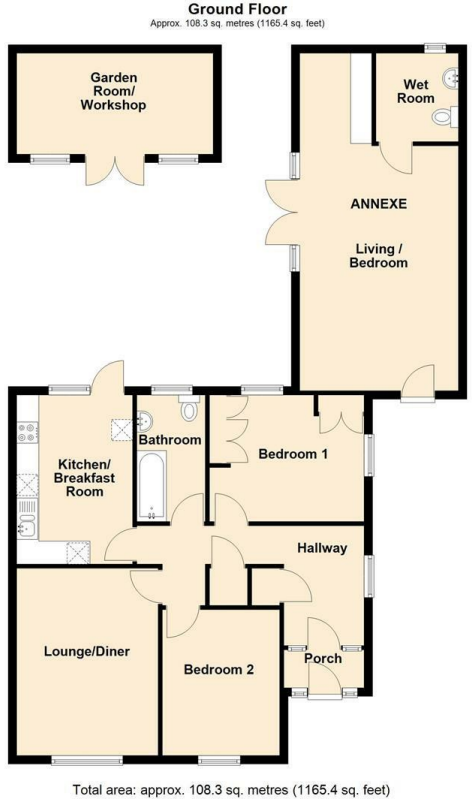
SOLAR PANELS:
Freehold - Feed-in tariff and 8kw battery.

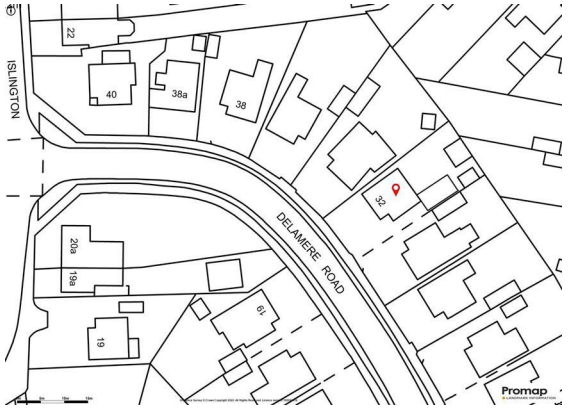




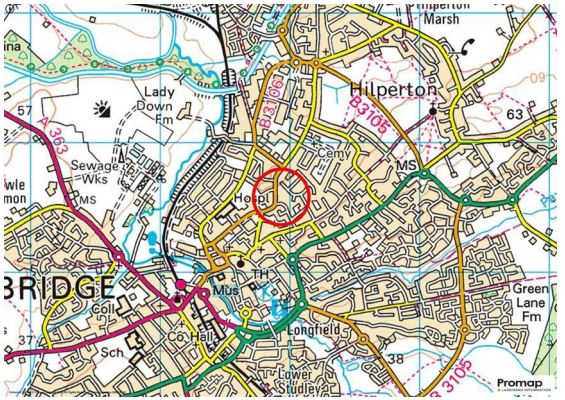


Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**









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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.