







#### SITUATION

This new detached bungalow is part of a small select development around Greenacre House, which can be found off Cleveland Gardens in the St Thomas Road area of Trowbridge. There are local amenities close by and the town centre with its excellent range of shopping and leisure facilities is within level walking distance.

Trowbridge is the county town of Wiltshire and offers an excellent range of shopping, education facilities, a wide range of places to eat and a multi-screen cinema. There is a regular rail service from Trowbridge station with regular trains to Bath, Bristol and beyond.

#### DIRECTIONS

From Church Street in the centre of Trowbridge head east along Union Street and bear right in to St Thomas Road. Towards the far end of St Thomas Road just before the parade of shops turn left into Cleveland Gardens and Greenacre House will be found on the right hand side.

#### ENSUITE SHOWER ROOM

11' 0" x 5' 7" (3.35m x 1.7m)

Having a white suite comprising generous shower cubicle, low level wc with slimline concealed flush and wash hand basin in vanity unit. Three recess spotlights. Travertine tiling. Window to the rear. Radiator.

#### BEDROOM TWO

9' 7" x 7' 8" (2.92m x 2.34m)

Window to the front. Radiator.

#### BATHROOM

10' 0" x 5' 7" (3.05m x 1.7m)

Having a luxury white suite comprising panelled bath with shower mixer, low level wc with slimline concealed flush and wash hand basin in vanity unit. Generous travertine tiling. Extractor fan. Two recess spotlights. Window to the rear. Radiator.

#### THE DEVELOPMENT

Greenacre House was originally a grand Victorian house which has been split into five self-contained apartments, an attached cottage and two new detached dwellings. The developers have created an elegant well-planned scheme with homes equipped to an exceptionally high standard. Some of the many features include well equipped kitchens with an extensive range of integrated appliances, luxury sanitary wear and travertine tiling. Oak finished internal doors and oak finished floor to the living area. Double opening French doors to both the side and the rear. Gas central heating throughout.

#### ACCOMMODATION

##### LIVING ROOM

14' 6" x 17' 6" (4.42m x 5.33m)

With PVCu double glazed entrance door. TV point. PVCu double glazed window to the front. PVCu double glazed French doors to the rear garden. Radiator. Opening to:

#### EXTERNALLY

##### GARDENS

Having a paved pathway leading to the front door. To the side of the property is a patio area. Access along the rear where there is a raised flower border and paved path area.

##### PARKING

To the left of the property is a double width generous parking space for two cars.

##### SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired combination boiler (not tested).

##### TENURE

Freehold with vacant possession on completion.

##### WARRANTY

There will be a building warranty, full details available on request.

#### KITCHEN/DINER

10' 0" x 17' 6" (3.05m x 5.33m)

Being fitted with a range of pale grey 'Shaker' style wall and base units with round edge laminated worktops incorporating a stainless steel single drainer sink unit. Appliances include a fridge, slimline dishwasher, integrated washer/drier, under cooker with four ring gas hob and chimney style hood over. Eight recess spotlights. PVCu double glazed window to the front. Double opening French doors to the side. Two windows to the side. Radiator.

#### INNER HALL

With access to loft space.

#### BEDROOM ONE

11' 2" x 11' 6" (3.4m x 3.51m)

With TV point. Window to the front. Radiator.

#### FIXTURES AND FITTINGS

The property is sold with the fixtures and fittings as seen, including carpets and flooring which include engineered wood to the living room and kitchen areas.

#### COUNCIL TAX

TBC

#### AGENTS NOTE

Photographs are of the interior of the flats at Greenacre House and are for illustrative purposes only. Final finishes may be varied during the course of construction and should be checked prior to reservation.

#### CODE

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