

TOWN & COUNTRY
ESTATES



27 Shrewton Close, Trowbridge, Wiltshire, BA14 0XS

Guide Price £260,000

LOCATION

Shrewton Close is situated on the ever popular Wiltshire Drive development, within walking distance to primary & Secondary Schools, local shops and regular bus routes around the town. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Tucked away in the corner of a quiet cul-de-sac, within the sought after Wiltshire Drive development, this three bedroom home approaches the market in great order. Notable features include Upvc double glazing replaced in 2021, a modern refitted shower room and new fascia boards and guttering in 2023. The accommodation offers an entrance hall, kitchen, lounge/dining room, conservatory, three bedrooms and the shower room. Further benefits include gas central heating, driveway parking and a private rear garden.

ENTRANCE HALL

You enter the property through a composite entrance door with frosted panels, there is a telephone point, radiator, thermostat heating controls, stairs to the first floor, a door to the kitchen and a glazed door to the lounge/dining room.

KITCHEN

9'10" x 7'3"

There is a Upvc double glazed window to the front, a range of matching wall and base units with rolled top worksurfaces and matching upstands, 1 ½ bowl inset sink with chrome mixer tap, built in Baumatic double electric oven, inset five burner gas hob, plumbing for washing machine, plumbing for a dishwasher, space for under counter fridge, radiator and a wall mounted Ideal gas boiler.

LOUNGE/DINING ROOM

15'5" max x 13'9" max

The Lounge/Dining Room offers double glazed sliding doors to the conservatory, a feature fireplace with electric fire, wooden mantle and decorative inlay and hearth, TV point, door to an under stairs cupboard and a radiator.

CONSERVATORY

12'10" x 10'6"

The conservatory is very welcome additional reception space and benefits from UPVC double glazed windows to three aspects, dwarf wall to the rear and side, wood effect flooring and UPVC double glazed French doors opening to the decked entertaining area.

FIRST FLOOR LANDING

On the first floor landing there is an airing cupboard, access to the loft and doors leading to all bedrooms and the shower room.



BEDROOM ONE

13'9" x 8'6"

The largest of the three bedrooms has a UPVC double glazed window to the rear, radiator and wood effect flooring.

BEDROOM TWO

11'10" x 6'11"

The second double bedroom has a UPVC double glazed window to the front, wood effect flooring and a radiator.

BEDROOM THREE

6'7" x 6'7"

The third bedroom is currently used as a home office but is a fair size single room and has a UPVC double glazed window to the front, a radiator and wood effect flooring.

SHOWER ROOM

There is an obscure UPVC double glazed window to the side, the modern refitted suite benefits a large shower cubicle with attractive tile effect splash backs, a wall mounted electric shower and glazed door, vanity unit providing storage and an inset basin with chrome mixer tap, a dual flush WC, wood effect flooring, chrome heated towel rail and an extractor fan.

EXTERIOR

FRONT

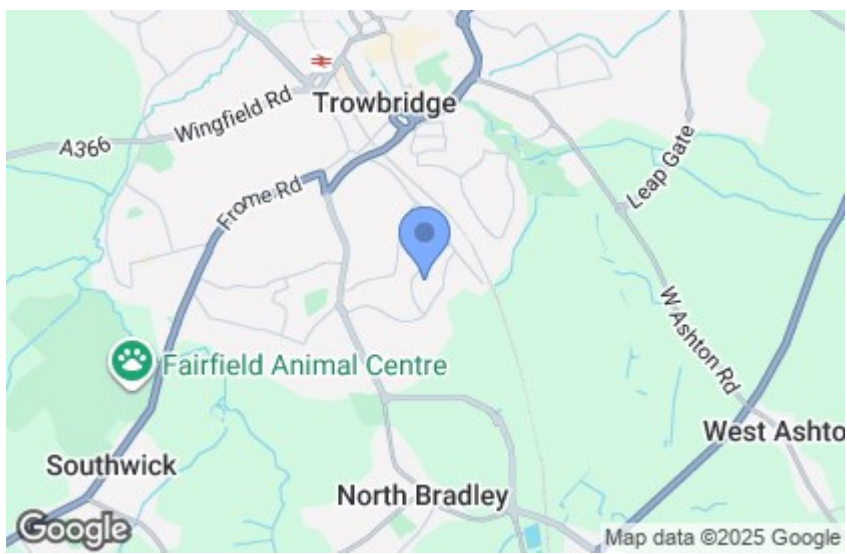
To the front of the property is a lawn, large drive, path to the front door with storm porch over, a useful storage cupboard and external power socket. A gate leads to the rear garden.

REAR GARDEN

The private rear garden is enclosed to all boundaries by high wooden fencing, there is a decked entertaining area, lawn with attractive planted borders and a shed.

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

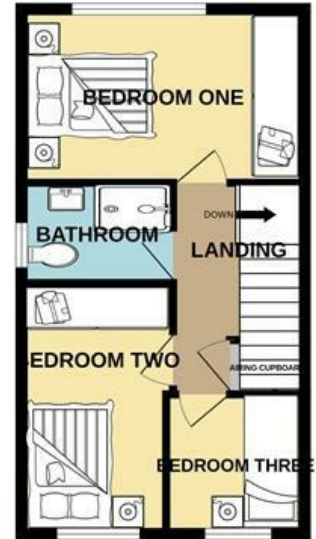
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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