

**TOWN & COUNTRY**  
ESTATES



**Pheasant Drive, Trowbridge, Wiltshire BA14 7FW**

**£317,500**

## LOCATION

Built by Wain Homes in 2017, this modern home is located on the popular Southview Park development, on the West Ashton side of Trowbridge, within walking distance of the Town centre, local shops, Schools and wildlife area. Trowbridge town centre has a range of shops, cinema and restaurant complex and train station, with links to Bath, Bristol and London.

## DESCRIPTION

A fantastic three bedroom, double fronted detached family home, set within a small cul-de-sac on the edge of the modern Southview Park development. The very well presented property comprises an entrance hall, cloakroom toilet, dual aspect lounge and kitchen/dining room, master bedroom with an ensuite shower room, two further bedrooms and the family bathroom. Additional notable features include gas central heating, uPVC double glazing, front and rear gardens, garage, off road parking and a 'B' rated energy assessment.

## ENTRANCE HALL

You enter the property through a uPVC entrance door into the entrance hall, there are thermostat heating controls, smoke alarm, wood effect flooring, stairs leading to the first floor landing and doors leading to the living room, kitchen/dining room and cloakroom toilet.

## LIVING ROOM

16'0" x 10'9"

There are uPVC double glazed windows with gorgeous plantation shutters to the front and bay window to the side, a TV point, telephone point, two radiators and wood effect flooring.

## KITCHEN/DINING ROOM

16'0" x 9'6"

The modern kitchen/dining room is flooded with natural light from the uPVC double glazed window to the front (with fitted plantation shutters), there are a range of matching base and wall units with rolled top worksurfaces, attractive brick effect tiled splashbacks, a built-in fan assisted electric oven, inset gas hob with extractor fan and light over, 1 1/2 bowl sink with chrome mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, radiator and door to a really useless storage cupboard which also provides space for a tumble dryer. Concealed in a cupboard is a wall mounted gas boiler.

## CLOAKROOM

With a dual flush WC, pedestal basin with chrome mixer tap, radiator, attractive tiled splash backs, extractor fan and wood effect flooring.

## FIRST FLOOR LANDING

With a radiator and doors to all three bedrooms, the bathroom and over stairs airing cupboard.



## BEDROOM ONE

11'1" x 10'9"

Bedroom one has uPVC double glazed windows with fitted plantation shutters to the front and side, thermostat, built in high gloss wardrobes and drawer unit, radiator, access to the loft and door to the en-suite.



## EN-SUITE

Large shower cubicle with mains shower over, pedestal basin with chrome mixer tap, attractive tiled splash backs, dual flush WC, chrome heated towel rail, extractor fan and shaving socket.

## BEDROOM TWO

9'6" x 8'2"

The second double bedroom has a uPVC double glazed window with fitted plantation shutters to the front, wood effect flooring and a radiator.



## BEDROOM THREE

9'6" x 7'6"

A good size single or small double bedroom with uPVC double glazed window with fitted plantation shutters to the side and a radiator.

## BATHROOM

The family bathroom has an obscure uPVC double glazed window to the front, paneled bath with chrome mixer tap and hand shower, attractive tiled splash backs, pedestal basin, dual flush WC, shaving socket, extractor fan and a radiator.



## EXTERIOR

### FRONT

Laid to low maintenance resin, the front of the property provides further off road parking. There is a lawn to the side, access to the front door with storm porch over and outside light.

### REAR GARDEN

The enclosed rear garden has an attractive paved patio, lawn, gravelled raised beds, storage areas behind the house and garage, outside tap, light and a paved path to a rear door to the garage and gate to the drive.

### GARAGE

There is an up and over door to the front, power, light and door to the garden.

## ADDITIONAL INFORMATION

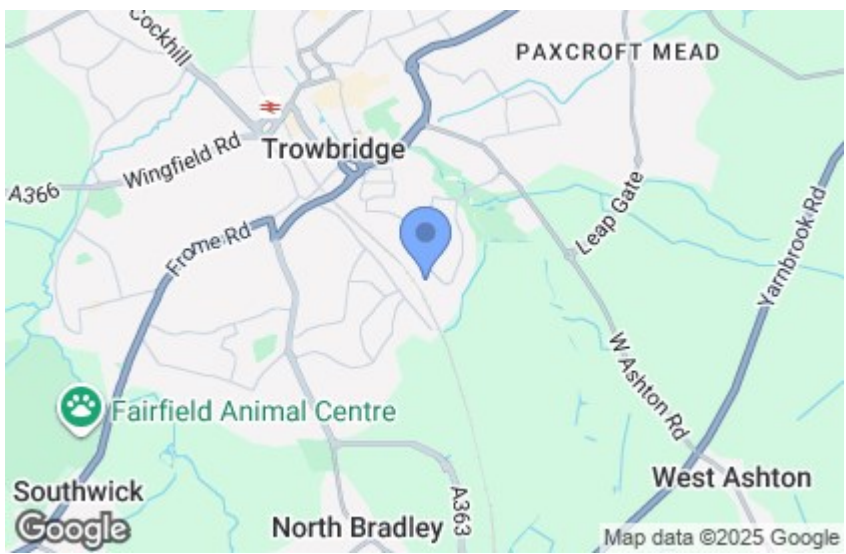
Council Tax Band - C

EPC Rating - B

The gorgeous fitted plantation window shutters are included in the sale.

The boiler is on a British Gas contract and was last serviced June 2025

There is an annual charge for the upkeep of the estate payable to Mandeville Property Management. This has been paid for the year (Sept 2025 - August 2026) at a cost of £159.45.

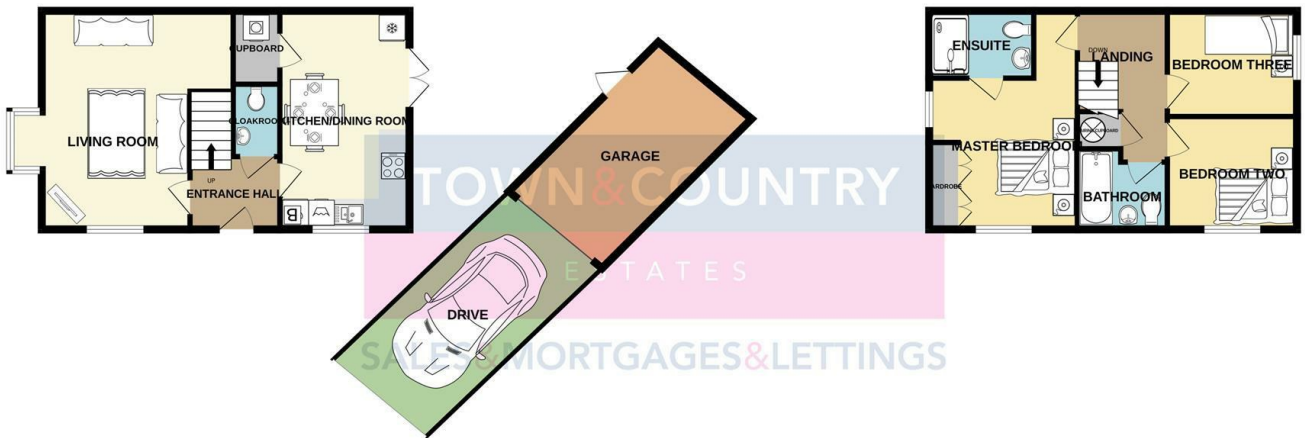






GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

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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