

TOWN & COUNTRY  
ESTATES



Yarnbrook Gardens, Trowbridge, Wiltshire BA14 0FT

£362,500

## LOCATION

Situated in an attractive, landscaped cul-de-sac, off of the well regarded Wiltshire Drive, the modern Newland Place development is within easy reach of popular Primary & Secondary Schools, local shops, countryside walks, busy retail park and bus stop. A short drive or 25 minute walk takes you to Trowbridge town centre, providing shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**\*NO ONWARD CHAIN\*** Set within the desirable Newland Place, this fantastic, four bedroom detached property was built in 2020 by three time 'Trowbridge Town Enhancement Award' winner Newland Homes & is a fine example of their Hampton design, having benefitted from further improvement by the current owner.

The deceptively spacious and modern home comprises an entrance hall, a bay fronted lounge with media wall, cloakroom toilet & a superb kitchen/dining/family space, which really is the hub of this family home. On the first floor, two double bedrooms, a single bedroom & family bathroom. The large master suite with ensuite & walk-in wardrobe occupies the entirety of the top floor. Further benefits include gas central heating, Upvc double glazing, a private rear garden, garage and driveway parking for two cars.

## ENTRANCE HALL

There is a covered porch to the front of the property. You enter the property through an obscure glazed entrance door, there are stairs to the first floor, thermostat heating controls, and doors leading to the lounge, cloakroom and kitchen/diner/family room.

## LOUNGE

16'4" max x 11'1"

There is a UPVC double glazed bay window to the front allowing in lots of natural light, there is a radiator and a feature fire. The well designed media wall offers a modern and attractive storage solution.

## CLOAKROOM

The cloakroom has wood effect laminate flooring and a radiator, there is a corner sink with chrome taps and a tiled splash back, along with a closed coupled WC

## KITCHEN/DINING/FAMILY ROOM

This fantastic social space really is the hub of this family home.

## KITCHEN

The kitchen has a range of matching wall and base units with roll top work Silestone surfaces, there is a range of integral appliances including a Neff electric hob with extractor over, and a Neff oven and grill. There is also an integral fridge freezer and dishwasher and space for a washer and dryer in a utility cupboard. There is a stainless steel one and a half bowl sink with chrome mixer tap over.

## DINING AREA

There is space for a large dining table and chairs.



### FAMILY/CONSERVATORY AREA

This fantastic additional space has UPVC double glazed windows and a radiator. The UPVC double glazed French doors offer access to the enclosed rear garden.

### FIRST FLOOR LANDING

The carpeted first floor landing allows access to the family bathroom and bedroom two, three and four. There is stairs to the second floor master suite.

### BEDROOM TWO

11'1" x 10'5"

There is a UPVC double glazed window to the rear and a radiator.

### BEDROOM THREE

11'1" x 8'10"

There is a UPVC double glazed window to the front and a radiator.

### BEDROOM FOUR

10'5" x 6'2"

There is a UPVC double glazed window to the front and a radiator.

### FAMILY BATHROOM

The tiled family bathroom has a UPVC double glazed obscured glass window to the side. There is a paneled bath with glass shower screen and mains shower over with waterfall head. There is a closed coupled WC, pedestal wash basin and a large heated towel rail.

### SECOND FLOOR MASTER BEDROOM

17'8" x 13'5" (to wardrobe)

The spacious master suite has a UPVC double glazed window to the front and two radiators, there is substantial storage with a large walk in wardrobe and a door in to the En-Suite.

### MASTER EN-SUITE

There is a UPVC Velux window to the rear and a heated towel rail. The room has a stand alone shower cubicle which offers a mains shower with waterfall shower head. There is a pedestal wash basin and closed coupled WC. The en-suite also offers ample storage solutions with the addition of cupboards and shelving.

### EXTERIOR

#### FRONT

The property has a low maintenance front garden enclosed with iron railings there are steps leading up to the front door.

#### REAR GARDEN

The well sized enclosed rear garden is laid to a small patio area and then to lawn. there is a door which offers access to the garage.

#### GARAGE

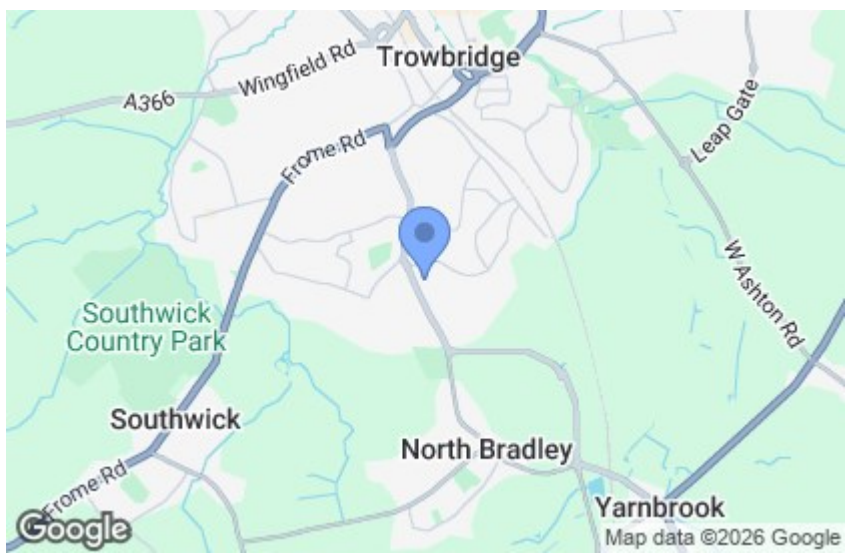
The garage offers lights and power with an up an over door.

### ADDITIONAL INFORMATION

There is an annual charge of circa £198, which contributes to the upkeep of the estate.

Council Tax Band - E

EPC- B



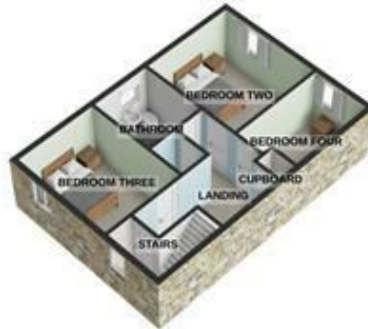




GROUND FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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