

TOWN & COUNTRY
ESTATES



166 Mascroft Road, Castle Mead, Trowbridge, Wiltshire, BA14 6GN

Offers Over £300,000

LOCATION

Situated on the edge of Trowbridge, the modern Castle Mead development is a quiet, friendly family orientated location, benefitting from a very popular Primary School, a variety of shops including a supermarket, family pub and a social club, provided for the community. There are also many things to do around the area; take the children to one of the numerous local play areas, explore Green Lane Woods or have a cycle around the local paths and open spaces.

DESCRIPTION

Arranged over three stories, this spacious three double bedroom home approaches the market in superb order. Regarded as the best three bedroom townhouse designs on the development, the accommodation comprises an entrance hall, kitchen, living room and cloakroom toilet on the ground floor. The first floor has two double bedrooms and the family bathroom. Occupying the entirety of the second floor is the delightful master suite, with dressing room and ensuite shower room. Further benefits include gas central heating, Upvc double glazing, garage, driveway parking and a larger than average garden, with the potential to extend the home to the side (subject to the usual planning consents).

ENTRANCE HALL

You enter through an obscure glazed entrance door. In the entrance hall you will find a radiator, thermostat heating controls, stairs to the first floor landing and doors to the kitchen/breakfast room, living room and cloakroom.

KITCHEN/BREAKFAST ROOM

12'1" x 7'2"

There is a Upvc double glazed window to the front, a range of matching base and wall units with rolled top work surfaces, sink with chrome mixer tap, integrated oven, inset gas hob with stainless steel splash back and chimney extractor with light over, space for fridge freezer, plumbing for washing machine, logic combi boiler and a radiator.

LIVING ROOM

14'9" x 14'5" max

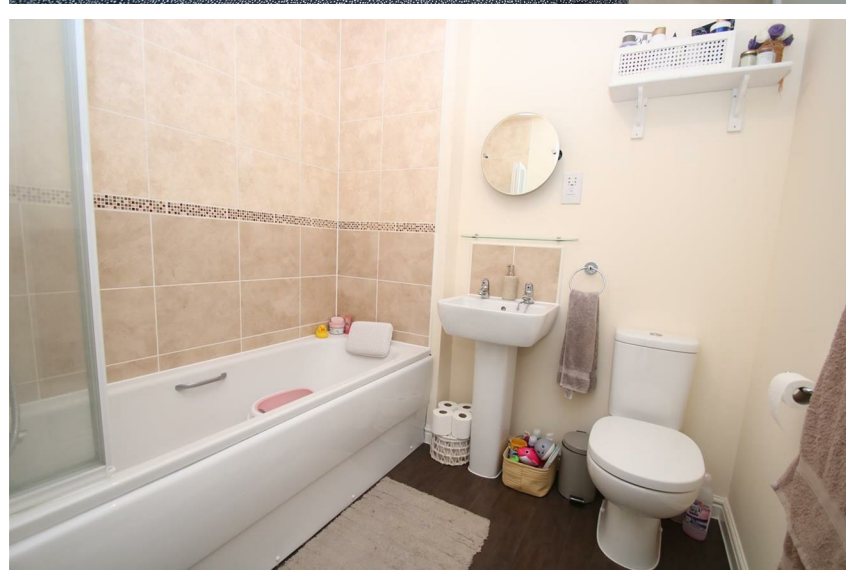
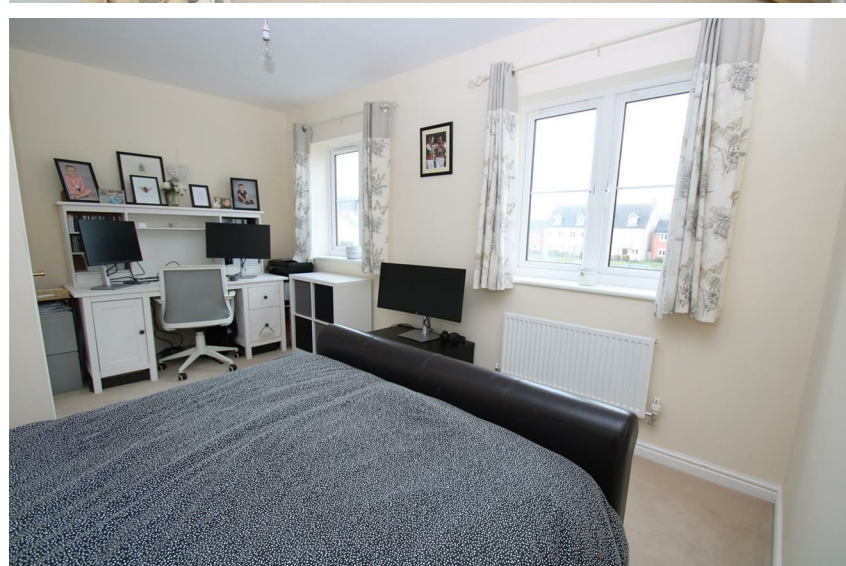
The good size living room has Upvc double glazed French doors with glazed side panels to the rear garden, a good size understairs storage cupboard, TV point and two radiators.

CLOAKROOM

There is a Upvc double glazed obscure window to the front, low level dual flush WC, pedestal wash hand basin, extractor fan and radiator.

FIRST FLOOR LANDING

The first floor landing has a radiator, stairs to the master bedroom and doors to bedroom two, bedroom three, the family bathroom and storage cupboard.



BEDROOM TWO

14'5" x 8'10"

The second double bedroom has two Upvc double glazed windows to the rear and a radiator.

BEDROOM THREE

14'5" x 11'1" max

Bedroom three is also a double bedroom and has two Upvc double glazed windows to the front and a radiator.

FAMILY BATHROOM

There is a panelled bath with chrome mixer tap and shower attachment, dual flush WC, pedestal wash hand basin, tiled splash backs, radiator, shaver socket and extractor fan.

SECOND FLOOR LANDING

Door the master bedroom and a smoke detector.

MASTER BEDROOM

12'1" x 10'9"

The good size master bedroom has a Upvc double glazed window to the front, thermostat heating controls, radiator and an opening to the dressing room.

DRESSING ROOM

Velux window to the rear, radiator, space for a storage unit, storage cupboard and a door to the ensuite.

ENSUITE

The ensuite shower room has a Velux window to the rear, a double shower cubicle with wall mounted Mira mains shower and tiled splash backs, pedestal wash hand basin, dual flush WC, radiator, shaver socket and extractor fan.

EXTERIOR

FRONT

The front garden is laid to lawn and is enclosed with wrought iron fencing and has steps to the front door, with storm porch over.

REAR GARDEN

The enclosed rear garden has a paved patio immediately from the rear of the property, planted border, lawn and a path to a gate leading to the garage and drive. To the side of the property is a further lawn and outside tap - this space is where an extension to the property may be possible (subject to planning).

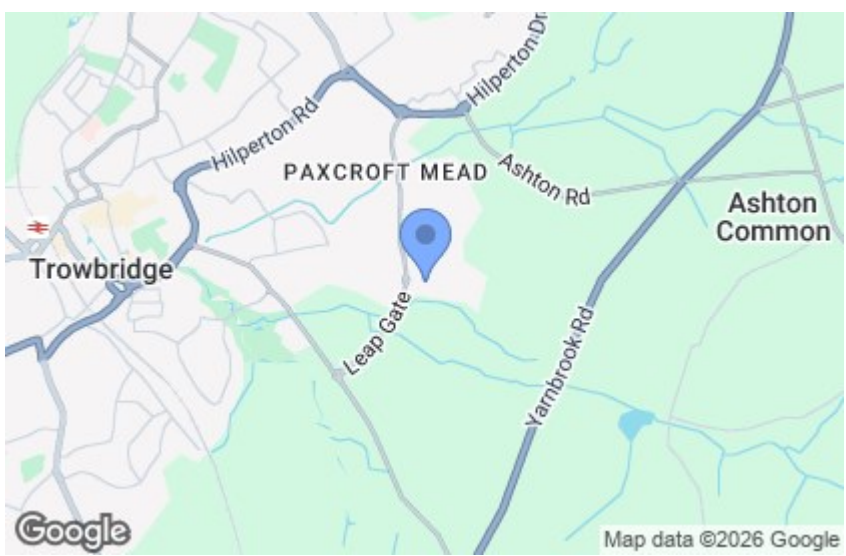
GARAGE

With up and over door and driveway parking for two vehicles.

ADDITIONAL INFORMATION

Council Tax Band - D

There is annual maintenance charge of £153.61 (April 2022-March 2023) payable to GreenSquare, for the upkeep of the local area.







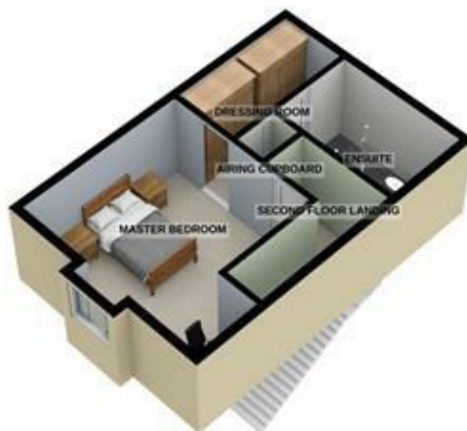
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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.
Made with Metropix © 2023

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



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



TOV COUNTRY
SALES & MORTGAGES & FITTINGS

TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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.
Made with Metropix ©2023

