

TOWN & COUNTRY

ESTATES



Pheasant Drive, Trowbridge, Wiltshire BA14 7FW

Offers In The Region Of £300,000

LOCATION

The property is located on the popular Wain Homes Southview Park development, on the West Ashton side of town, within walking distance of the Town centre, local shops 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

NO ONWARD CHAIN - A fantastic three double bedroom, double fronted family home, set within a small cul-de-sac on the edge of the modern Southview Park development. The ground floor accommodation comprises an entrance hall, cloakroom toilet, lounge, kitchen/dining room. On the first floor, the master bedroom has an ensuite shower room, two further double bedrooms and the family bathroom. Further benefits include gas central heating, Upvc double glazing, front, rear and side gardens, garage and parking for up to two cars.

ENTRANCE HALL

You enter the property into the entrance hall, there are thermostat heating controls, smoke alarm, stairs leading to the first floor landing and doors leading to the cloakroom, lounge and kitchen/dining room.

CLOAKROOM

There is a pedestal wash hand basin with chrome mixer tap, dual flush close couple W.C, extractor fan and a radiator.

LOUNGE

16'0" x 14'1" max

The dual aspect lounge has a Upvc double glazed window to the front and Upvc double glazed French doors to the rear garden, there is a TV point, telephone point and radiator.

KITCHEN/DINING ROOM

16'0" x 12'9" max

This spacious kitchen/dining room benefits from a Upvc double glazed window to the front, there is a range of matching base and wall units with rolled top work surfaces, 1 1/2 bowl inset sink unit with chrome mixer tap and tiled splash backs, a fan assisted electric oven, stainless steel gas hob, stainless steel extractor fan with light over, plumbing for a washing machine, space for a fridge freezer and a radiator. Concealed in a cupboard is a Logic gas combi boiler. Upvc double glazed French doors lead to the rear garden

FIRST FLOOR LANDING

There is a Upvc double glazed window to the rear and doors leading to the master bedroom, two further double bedrooms, the family bathroom and airing cupboard, containing the hot water tank,.



MASTER BEDROOM

16'0" max x 10'9"

The huge master bedroom comprises a Upvc double glazed window to the front with fitted venetian blinds, pendant light fitting, T.V point, telephone point, thermostat controls, access to the loft space, radiator and door leading to the ensuite shower room.

ENSUITE SHOWER ROOM

There is a Upvc double glazed window with fitted venetian blinds to the rear, pedestal wash hand basin with chrome mixer tap, dual flush close couple W.C, vinyl flooring, double shower cubicle with chrome mains shower, tiled splash backs, pendant light fitting, radiator and extractor fan.

BEDROOM TWO

9'6" x 7'6"

There is a Upvc double glazed window with fitted venetian blinds to the rear, pendant light fitting, double wardrobe and a radiator.

BEDROOM THREE

There is a Upvc double glazed window with fitted venetian blinds to the front, pendant light fitting and a radiator.

FAMILY BATHROOM

The family bathroom benefits from a Upvc double glazed window to the front, a panelled bath with glazed screen, chrome mixer tap and chrome mains shower over, tiled splash backs, pedestal wash hand basin with chrome mixer tap, dual flush close couple W.C, shaving socket and an extractor fan.

EXTERIOR

FRONT

There is a driveway providing parking for up to two cars, attractive shrubs, outside light and path leading to the entrance door with storm porch over, garage and a an additional lawn area to the side.

REAR GARDEN

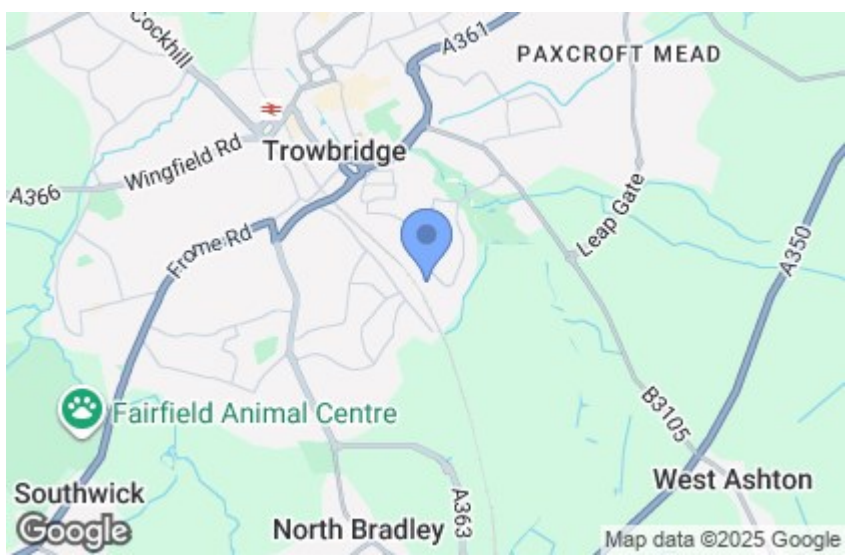
The low maintenance, landscaped rear garden is enclosed to all boundaries, there a paved patio, path leading to the rear and garage, artificial lawn with railway sleeper edging, gravelled areas, outside light, outside tap and gate leading to the front.

GARAGE

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

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR

1ST FLOOR



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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GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 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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