

**TOWN & COUNTRY**  
ESTATES



**106 Mascroft Road, Castle Mead, Trowbridge, Wiltshire, BA14 6GN**

**Guide Price £235,000**

## LOCATION

The Castle Mead/Paxcroft Mead development is a quiet friendly family orientated area, on the edge of Trowbridge. This popular location benefits from two well respected Primary Schools, a variety of shops including a supermarket, family pub and also a social club provided for the community. There are also many things to do, including walking and cycling around the local paths and open spaces, picturesque Green Lane Wood and numerous local play areas. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Situated on the edge of the popular Castle Mead development, in a desirable position overlooking open countryside, this is one of the largest two bedroom homes on the estate. The spacious accommodation offers an entrance hall, kitchen/dining room, living room, cloakroom toilet, two double bedrooms and bathroom. Further notable features include gas central heating, Upvc double glazing, a good size enclosed rear garden and parking for two cars.

## ENTRANCE HALL

You enter the home through a part obscure glazed door into the entrance hall, where there is wood effect flooring, telephone point, thermostat heating controls, radiator, stairs to the first floor and doors to the kitchen/dining room, living room, cloakroom and under stairs cupboard.

## KITCHEN/DINING ROOM

16'4" x 7'10"

With Upvc double glazed windows to the front and side, the kitchen/dining room has ample space for a dining table to the rear and the kitchen to the front with a range of matching base and wall units, rolled top work surfaces and matching upstands, 1 1/2 bowl sink unit with chrome mixer tap, a built in Electrolux oven and grill, inset gas hob with chimney extractor and light over, plumbing for a slimline dishwasher, plumbing for a washing machine, space for a fridge/freezer and a radiator. Concealed in a cupboard is a wall mounted Ideal Logic gas combi boiler.

## LIVING ROOM

14'9" x 9'6"

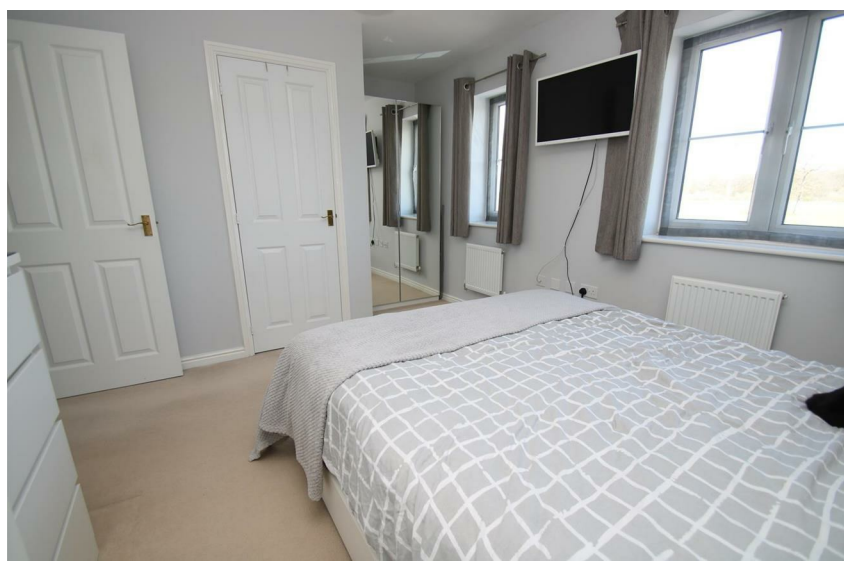
The living room has a Upvc double glazed window and glazed door opening to the rear garden, radiator and TV point.

## CLOAKROOM

There is a dual flush WC, pedestal basin with tiled splash back, radiator and extractor fan.

## FIRST FLOOR LANDING

The first floor landing has a radiator, loft access with ladder and doors to both bedrooms, bathroom and airing cupboard.



## BEDROOM ONE

14'9" max x 10'9"

The large master bedroom has two Upvc double glazed windows to the front overlooking open countryside towards Green Lane woods, built in cupboard, wardrobe recess, two radiators, TV point and thermostat heating controls.

## BEDROOM TWO

14'9" x 8'6"

Bedroom Two is also a double room and has two Upvc double glazed windows to the rear, a radiator and TV point.

## BATHROOM

There is a Upvc double glazed obscure window to the side, panelled bath with mains shower over and glazed screen, pedestal basin, dual flush WC, tiled splashbacks, tiled flooring, radiator and extractor fan.

## EXTERIOR

### FRONT

To the front of the property is off road parking for two cars, gated access to the rear garden, outside light and path to the front door with storm porch over.

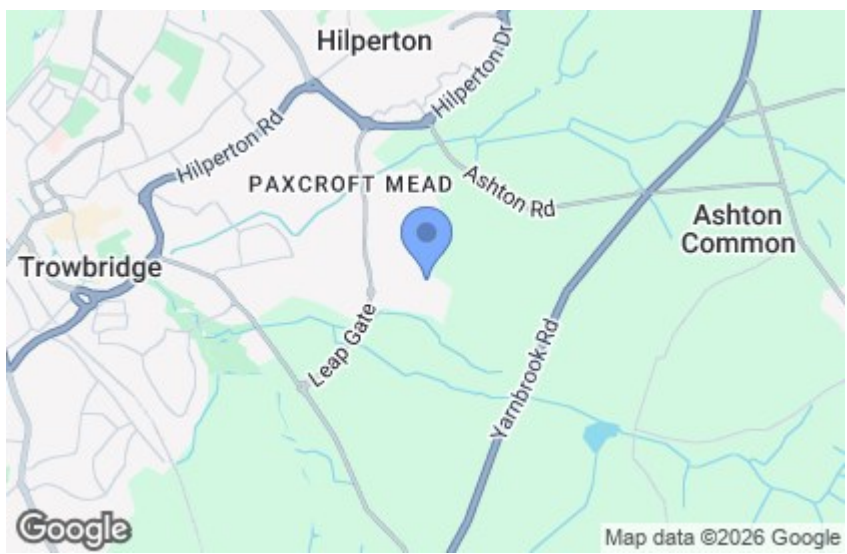
### REAR GARDEN

Enclosed by high wooden fencing, the good size rear garden has a paved patio, lawn, gravelled seating area and outside light. Extending to the side there is a wooden shed and a path to gated access to the front.

## ADDITIONAL INFORMATION

Council Tax Band - C

There is an annual maintenance charge of circa £160 payable to Green Square, for the upkeep of the local area.







GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

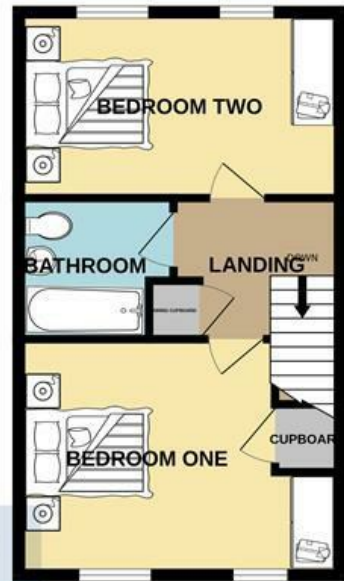
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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