



4 Shrewton Close

Trowbridge BA14 0XS

- Very Well Presented & Updated Four Bedroom Family Home
- Living Room, Dining Room & Conservatory
- Refitted Cloakroom & Refitted Bathroom
- UPVC Double Glazing
- Good Sized Landscaped Garden
- Cul-De-Sac Position in the Popular Wiltshire Drive Area
- Refitted Kitchen/Breakfast Room
- Built-in Wardrobes & Refitted En Suite
- Gas Central Heating with Worcester Boiler
- Double Garage & Driveway

Asking Price £400,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door with side panel window to the front. Additional UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboard under. Wood flooring and coving. Telephone point. Panelled doors off and into:

Refitted Cloakroom

Obscured UPVC double glazed window to the side. Towel radiator. Two piece white suite with tiled surrounds comprising wash hand basin with cupboard under and w/c. Tiled flooring. Fuse box.

Living Room

19'9" x 11'7" (6.02 x 3.53)

UPVC double glazed window to the front. Two radiators. Feature fireplace with marble surrounds and electric fire inset. Television point. Wood flooring, wall lights and coving. Opening to the dining room. UPVC double glazed windows and French doors (currently removed) to the:

Conservatory

11'7" x 11'5" (3.53 x 3.48)

UPVC double glazed and brick construction with self-cleaning glass roof and French doors to the side. Tiled flooring.

Dining Room

10'8" x 8'8" (3.25 x 2.64)

UPVC double glazed window to the rear. Radiator. Wood flooring. Doorway to the:

Refitted Kitchen/Breakfast Room

16'7" x 8'8" (5.05 x 2.64)

UPVC double glazed windows to the rear and side. Radiator. Extensive range of modern white high gloss wall and base mounted units with tiled splash-backs, under cupboard lighting and square edge work surfaces. Stainless steel sink drainer unit with mixer tap and water softener. Integrated high level stainless steel Neff electric double oven. Built-in Neff four-ring induction hob. Plumbing for washing machine and dish washer. Space for fridge and freezer. Tiled flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the side. Doorway to the hall.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the front. Radiator. Balustrade. Access to part boarded loft space with ladder and lighting. Panelled doors off and into: airing cupboard housing Worcester Combi boiler - installed 2016.

Bedroom One

11'6" x 8'8" (3.51 x 2.64)

UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes with sliding doors enclosing. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Double ladder towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower and doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights.

Bedroom Two

11'5" x 9'2" (3.48 x 2.79)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

10'3" x 8'2" (3.12 x 2.49)

UPVC double glazed window to the front. Radiator.

Bedroom Four

8'0" x 6'9" max (2.44 x 2.06 max)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with shower mixer tap and glass screen enclosing, wash hand basin with cupboard under and w/c. Illuminated mirrored cabinet. Tiled flooring and inset ceiling spotlights. Shaving point.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Tarmac driveway and gravel area providing off road parking for several vehicles. Gated side pedestrian access to both sides leading to the rear.

To The Rear

Good sized enclosed landscaped gardens comprising paved patio area to the immediate rear, large area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Outside tap and power points. Garden shed. All enclosed by fencing and walling.

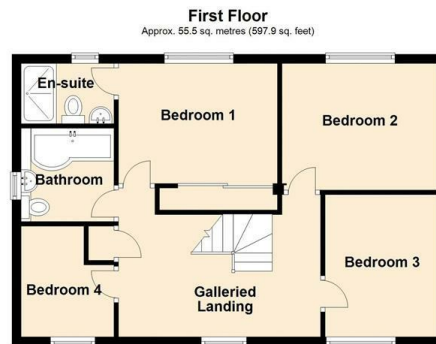
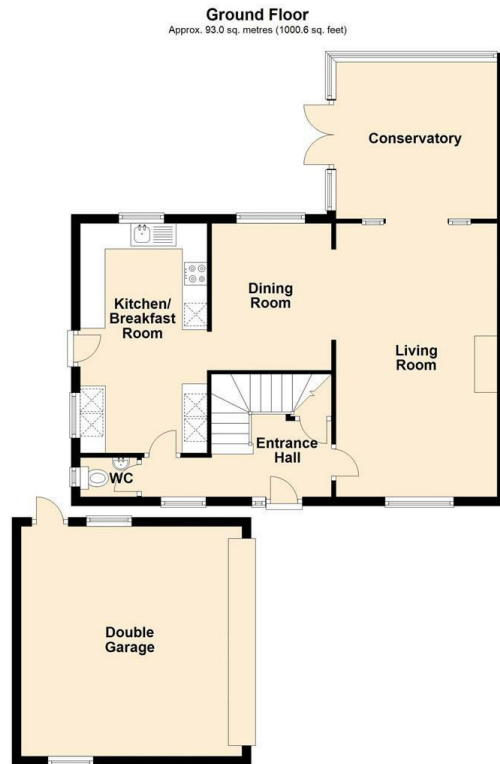
Double Garage

16'9" x 15'11" (5.11 x 4.85)

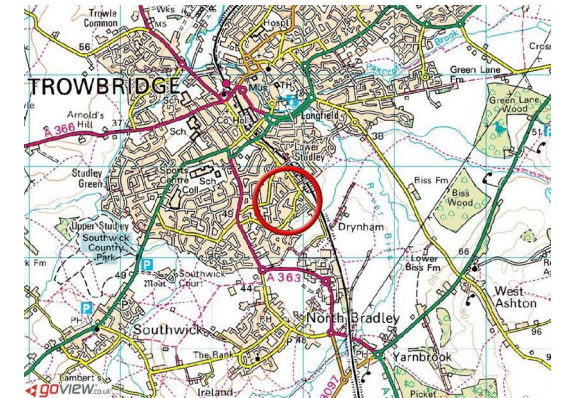
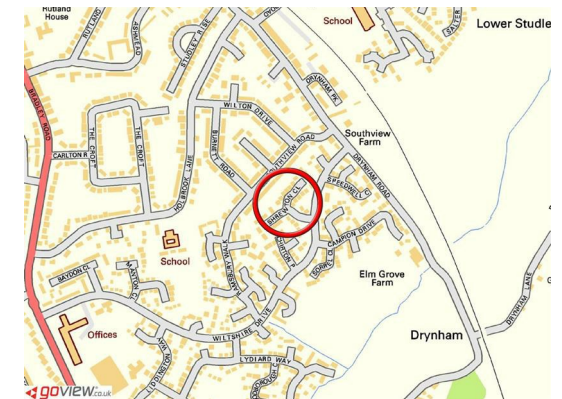
Electric up and over door to the front. Power, lighting and tap. Eaves storage. Windows to both sides. Personal door to the side.



Tenure **Freehold**
Council Tax Band **E**
EPC Rating **D**



Total area: approx. 148.5 sq. metres (1598.5 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.