



1 Westbourne Mews

Trowbridge BA14 9EX

A well-presented four/five bedroom family home, built and finished to a high specification, tucked away within an exclusive secure gated mews community of only four other properties off the well regarded Westbourne Gardens close to schools, town centre, park and railway station. The modern, deceptively spacious interior boasts, flexible accommodation arranged over three floors, double glazed sash windows, open plan fitted kitchen/dining room with granite work surfaces & integral appliances, family room, large living room with twin Juliet balconies over-looking tennis courts, two en-suite shower rooms and family bathroom. Additional features include enclosed private, low maintenance gardens, secure courtyard parking/remote entry system and single garage. Viewing is highly recommended.

Guide Price £385,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part glazed panelled door to the front. Radiator. Internal feature windows between the hall and family room. Panelled double doors to the family room. Stairs to the first floor with understairs recess and storage cupboard with light. Wood effect flooring and inset ceiling spotlights. Panelled doors off and into the:

Cloakroom

Obscured double glazed sash window to the front. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Wood effect flooring and inset ceiling spotlights.

Family Room

20'0" x 8'4" (6.10 x 2.54)

Double glazed sash window to the front. Radiator. Wood effect flooring and inset ceiling spotlights. Opening to the:

Kitchen/Dining Room

15'10" x 12'7" (4.83 x 3.84)

Double glazed sash window to the rear. Radiator. High quality fitted kitchen comprising: wall and base mounted units with contrasting square edge granite work surfaces and splash-backs. Stainless steel one and a half bowl sink unit with mixer tap. Integrated stainless steel appliances comprising: eye-level double oven, four-ring halogen hob with extractor canopy over, integrated fridge/freezer, dishwasher and washing machine. Limestone tiled flooring to kitchen area, wood effect flooring to dining area inset ceiling spotlights. Space for table. Double glazed French doors to the rear garden.

FIRST FLOOR

Landing

Balustrade. Stairs to the second floor. Panelled doors off and into: storage cupboard with radiator and shelving.

Living Room

15'9" x 12'10" (4.81 x 3.92)

Two double glazed French doors to the rear with Juliet balcony and views over tennis courts. Radiator. Television and telephone points.

Bedroom Three

9'10" x 9'0" min (3.00 x 2.75 min)

Double glazed sash window to the front. Radiator. Panelled door to built-in double wardrobe.

Bedroom Four

9'6" x 6'3" (2.90 x 1.91)

Double glazed sash window to the front. Radiator.

Bathroom

Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with integrated shower and bi-fold screen, wall mounted wash hand basin and w/c with enclosed cistern and push flush. Tiled flooring and inset ceiling spotlights. Granite shelf. Shaving point and extractor fan.

SECOND FLOOR

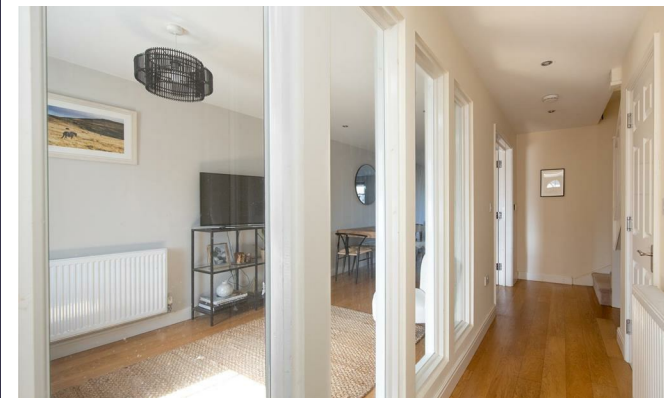
Landing

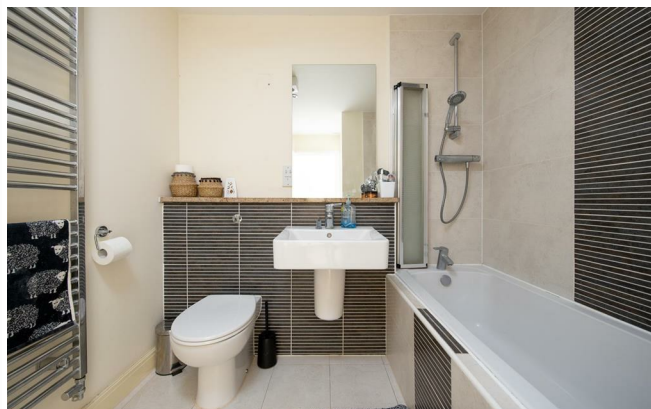
Balustrade. Radiator. Smoke alarm. Access to loft space. Panelled doors off to bedrooms.

Bedroom One

15'8" x 11'1" max (4.78 x 3.40 max)

Double glazed sash window to the rear with views over tennis courts. Radiator. Two built-in cupboards into eaves. Two built-in double wardrobes. Television and telephone points. Inset ceiling spotlights. Panelled door to the:





En Suite Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising double shower cubicle with integrated shower and doors enclosing, wash hand basin and w/c with enclosed cistern and push flush. Tiled flooring and inset ceiling spotlights. Granite shelf. Shaving point and extractor fan.

Bedroom Two

12'2" x 11'8" max (3.71 x 3.56 max)
Double glazed sash window to the front. Radiator. Double doors to built-in cupboard into eaves. Panelled door to the:

En Suite Shower Room.

Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with integrated mains shower and doors enclosing, wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

Garage & Parking

Single garage and parking space to the front located under the coach house. Up and over door to the front. Storage cupboard.

To The Front

Approached from Westbourne Gardens with remote gated access into the secure development. Paved pathway to the front door with canopy over. Area laid to lawn with various shrubs. Outside light and external power point. Gated access to the rear garden.

To The Rear

Enclosed garden with private aspect backing onto tennis club & courts comprising patio area to the immediate rear, area laid to lawn and border with a variety of plants and shrubs. Enclosed by fencing and walling with gated side pedestrian access. Outside tap and lighting.

Communal Grounds

Communal block paved courtyard area which features an enclosed refuse area, visitors parking and lighting. The courtyard is enclosed by fencing and walling and is accessed via electric security gates.

RESIDENTS MANAGEMENT:

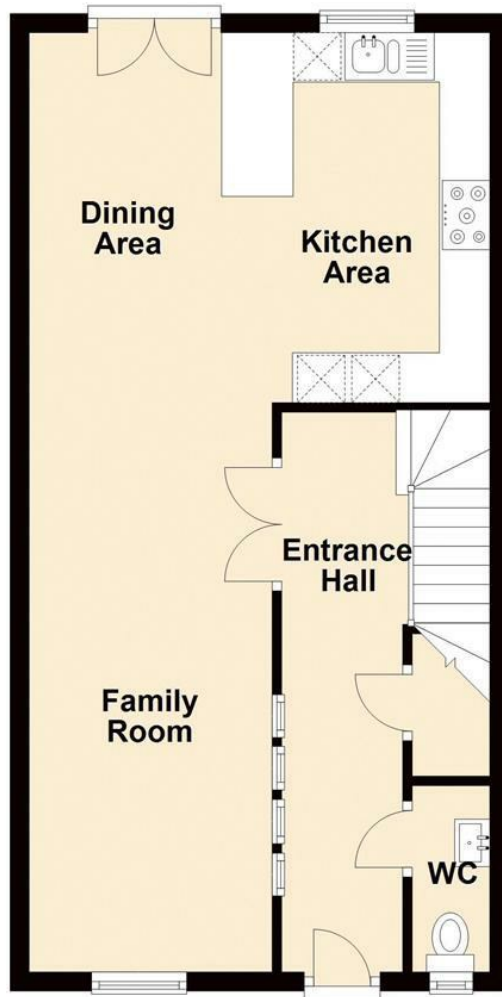
£40pcm contribution toward communal maintenance.





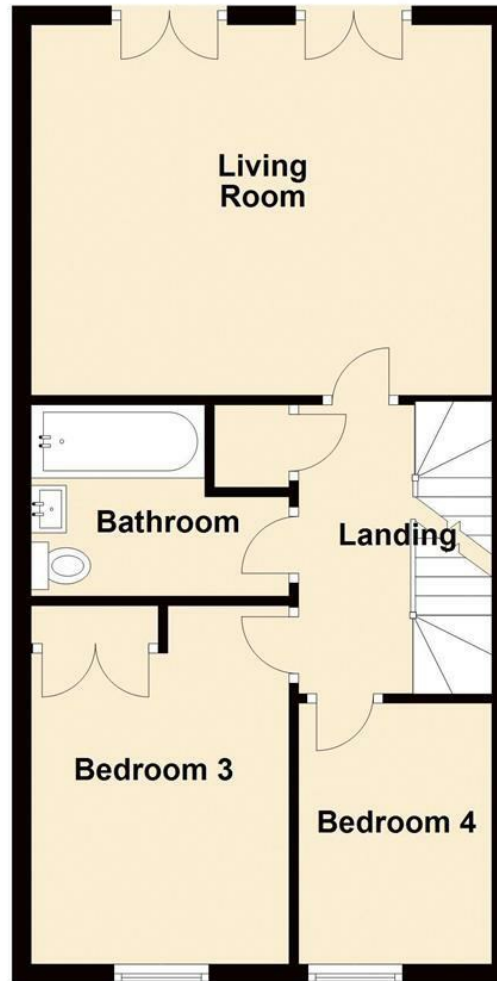
Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



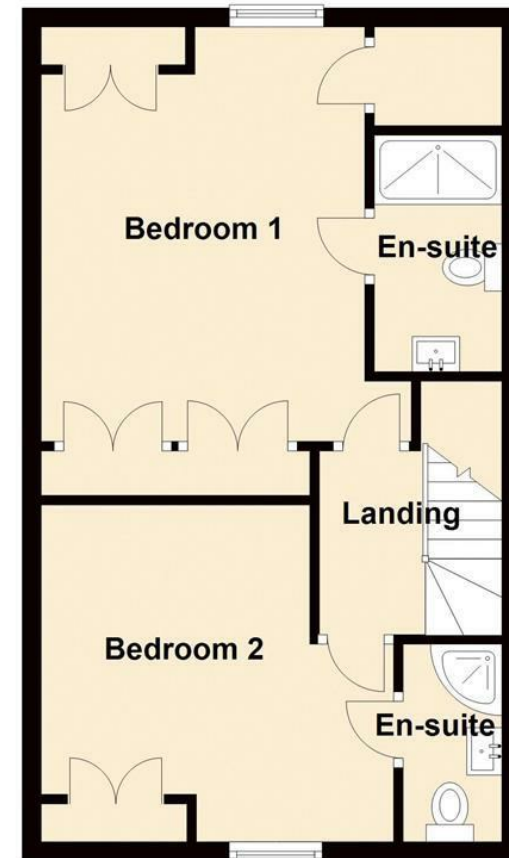
First Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



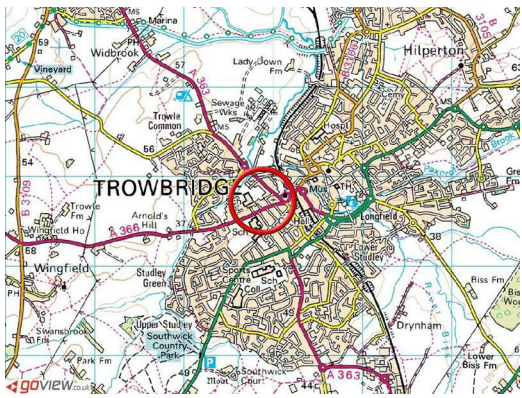
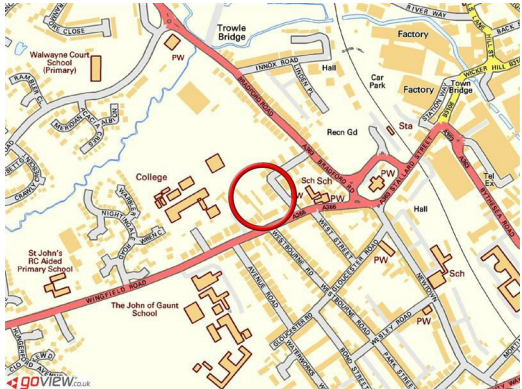
Second Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 137.9 sq. metres (1483.8 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **D**
EPC Rating **C**



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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.