

TOWN & COUNTRY
ESTATES



28 Manton Close, Trowbridge, Wiltshire, BA14 0RZ

£400,000

LOCATION

The property is situated in a quiet residential close, off of the ever popular Wiltshire Drive, a stones throw from the local Primary School and within walking distance of secondary Schools, bus routes and shops. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Tucked away off of the popular Wiltshire Drive, within a small cul-de-sac backing onto open green space, this extended and well presented five bedroom detached property makes the ideal family home. The spacious ground floor accommodation comprises an entrance hall, a large dual aspect lounge, kitchen/dining room, dining/family room, utility and cloakroom toilet. The first floor has four double bedrooms, a good size single bedroom and luxury refitted bathroom. Further benefits include gas central heating, Upvc double glazing, garage, driveway parking and the most beautiful, landscaped rear garden.

ENTRANCE HALL

The property is entered through a UPVC double glazed door, with a large obscured UPVC window to the side, into the entrance hall. There is wood effect flooring, a radiator, stairs to the first floor landing and doors to the lounge, kitchen/dining room and cloakroom.

LOUNGE

The spacious dual aspect lounge has a UPVC double glazed window to the front and UPVC double glazed French doors opening the rear garden, a feature fireplace with inset gas fire, two radiators, wood effect flooring and a TV point.

KITCHEN/DINING ROOM

The well proportioned kitchen/dining room has a UPVC double glazed window to the rear, a range of matching wall, base and drawer units with laminate worksurfaces, an inset ceramic sink with a chrome mixer tap, range style gas oven with gas hob and extractor over, an integrated fridge and tiled flooring. There is opening to the dining/family room and doors to the utility room and pantry.

DINING/FAMILY ROOM

Used as a formal dining room, this additional reception room could also make the ideal family room, play room or home office space. There is a UPVC double glazed window to the side, wood effect flooring, radiator and UPVC French doors to the patio.

UTILITY ROOM

This useful utility room has a tiled flooring, a UPVC double glazed window, extractor fan, plumbing for both a washing machine and dishwasher, space for fridge freezer, space for tumble drier and a sink inset into a storage cabinet.

CLOAKROOM

The downstairs cloakroom has wet room style vinyl flooring, an obscured UPVC double glazed window, radiator, W.C with hidden cistern, wash hand basin inset into a large vanity unit.



FIRST FLOOR LANDING

The first floor landing has two radiators, doors to all first floor rooms and airing cupboard, access two separate loft spaces, one of which is boarded with a light and ladder.

BEDROOM ONE

10'4" x 12'8"

The first of the homes many double bedrooms as a UPVC double glazed window to the front, radiator, two built in wardrobes, over bed wardrobes/storage with two bedside tables.

BEDROOM TWO

Bedroom two has UPVC double glazed windows to the front and side, radiator and wash hand basin inset into a vanity unit.

BEDROOM THREE

9'2" x 11'5"

The third bedroom has a UPVC double glazed window to the rear, radiator, wash hand basin with vanity unit and built in wardrobes/storage.

BEDROOM FOUR

8'3" x 7'11"

Bedroom four has a UPVC double glazed window to the front, radiator and space for wardrobes.

BEDROOM FIVE

8'11" x 11'2"

Bedroom five has a UPVC double glazed window to the rear, radiator and built in wardrobe.

BATHROOM

The luxury modern bathroom was refitted in 2019. Fully tiled from floor to ceiling, there is an obscured UPVC double glazed window to the rear, an enclosed large walk in double shower with two showerheads, panelled bath with chrome mixer tap, chrome heated towel rail, hidden cistern W.C, wash hand basin inset into a large high gloss vanity storage unit and a LED bathroom mirror.

EXTERIOR

FRONT

To the front of the property there is driveway parking for three cars and access to the garage. The garage has an up and over door to the front, power and light.

REAR GARDEN

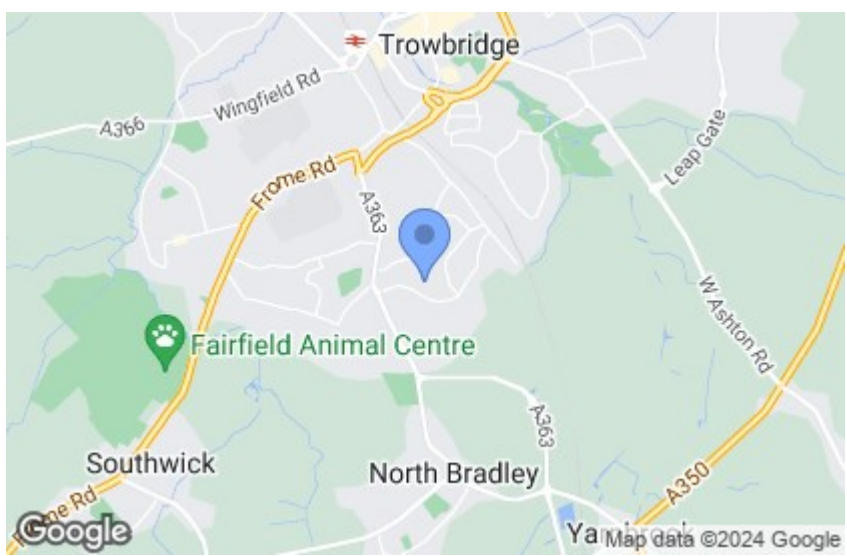
To the rear of the property, there is the most beautifully presented and enclosed rear garden. This large garden was thoughtfully landscaped in 2020, providing an attractive and modern outside space, requiring minimal maintenance. There is a large paved patio area which is perfect for outside entertaining, a very realistic artificial lawn with raised planted borders, outside tap and gated access to the front. Backing onto open green space, this wonderful garden also offers a great deal of privacy.

GARAGE

The garage has an up and over door to the front, power and light.

ADDITIONAL INFORMATION

Council Tax Band - E







GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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