

TOWN & COUNTRY
ESTATES



24 County Way, Trowbridge, Wiltshire, BA14 0NB

Offers Over £260,000

DESCRIPTION

Town & Country Estates are pleased to offer for sale this fabulous three storey three bedroom town house, situated within walking distance of the town centre and local amenities. The accommodation comprises an entrance hall, kitchen, dining area, lounge, conservatory and downstairs cloakroom, on the first floor there are two bedrooms and a family bathroom. On the second floor there is a master bedroom with ensuite shower room. The property also benefits from Upvc double glazing, gas central heating, rear garden, garage and parking.

ENTRANCE HALL

Entering the property via a wooden entrance door you are welcomed into a light and airy entrance hall, there are doors leading to the kitchen, dining room and cloakroom, stairs to the first floor, radiator and wood effect laminate flooring.

KITCHEN

The newly fitted kitchen has a UPVC double glazed window to front aspect, matching base and wall units, rolled top worksurfaces, inset sink with chrome mixer tap, space for washing machine, fridge freezer and dishwasher, built-in electric fan assisted oven, inset gas hob with extractor over, wall mounted Worcester boiler, tiled splash backs and wood effect laminate flooring.

W/C

There is a obscured UPVC double glazed window to front, closed couple W/C with dual flush, pedestal wash basin, tiled splash backs, radiator and wood effect laminate flooring.

DINING ROOM

The open-plan living space creates a seamless flow between the living room and dining area making it an ideal space for both relaxation and entertaining. The dining area has a UPVC double glazed window to side aspect, door to under stair cupboard, opening to living room, wood effect laminate flooring and radiator.

LIVING ROOM

The living area has a UPVC double glazed window to rear and French doors leading to the conservatory. There is a gas fire with wooden surround, tv point, radiator and wood effect laminate flooring.

CONSERVATORY

This additional living space has a radiator to ensure it can be used in all weathers. There is a recently replaced roof, tiled flooring and TV point.

FIRST FLOOR LANDING

There are doors leading to bedroom two and three, family bathroom and storage cupboard, stairs to the second floor and radiator.

BEDROOM TWO

The spacious second bedroom has two double glazed windows to the rear aspect, two radiators and a tv point.



BEDROOM THREE

The third double bedroom has two UPVC double glazed windows to front and a radiator

FAMILY BATHROOM

The main family bathroom has an UPVC obscure double glazed window, paneled bath with chrome mixer tap and shower head attachment, pedestal wash basin, closed couple W/C with dual flush, radiator and tiled splash backs, extractor and tiled flooring.

SECOND FLOOR LANDING

There is a door to the master bedroom.

MASTER BEDROOM

The generous master bedroom has two UPVC double glazed windows to front and side aspect. radiator, tv point, opening to walk in wardrobe with two built in wardrobes and door leading to en-suite shower room.

EN-SUITE BATHROOM

The En-suite shower room has a Velux window to rear aspect, pedestal wash basin, closed couple w/c with dual flush, mains shower with glazed shower screen, tiled splash backs, radiator and tile effect flooring.

EXTERIOR

FRONT

To the front of the property there is a paved pathway leading to the front door, external light and storm porch.

REAR GARDEN

The rear garden has a paved pathway leading to the patio area, lawn area, raised flowerbeds and UPVC door to garage.

GARAGE

The garage has an up and over door to the front and allocated parking to side.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - D

There is allocated parking to the rear of the property

WREN KITCHEN FITTED - 2022

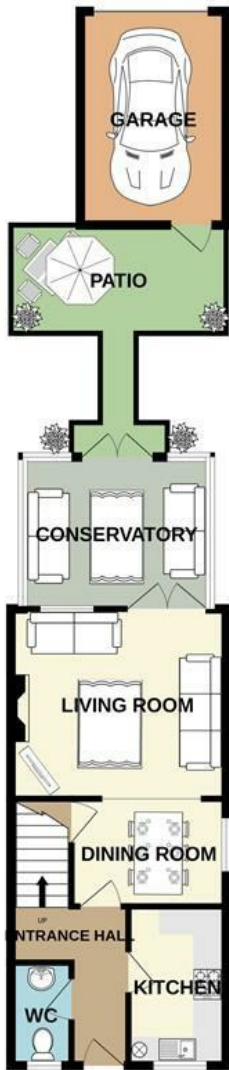
CONERVATORY ROOF INSULATED - January 2023







GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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GROUND FLOOR
604 sq. ft. (56.1 sq. m.) approx.



1ST FLOOR
378 sq. ft. (35.1 sq. m.) approx.



2ND FLOOR
348 sq. ft. (32.3 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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