

TOWN & COUNTRY
ESTATES



Yarnbrook Gardens, Trowbridge, Wiltshire, BA14 0FT

Offers Invited £300,000

LOCATION

Situated in an attractive, landscaped cul-de-sac, off of the well regarded Wiltshire Drive, the modern Newland Place development is within easy reach of popular Primary & Secondary Schools, local shops, countryside walks, busy retail park and bus stop. A short drive or 25 minute walk takes you to Trowbridge town centre, providing shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Set within the desirable Newland Place development, this modern, three bedroom semi-detached home was built in 2020, by three time 'Trowbridge Town Enhancement Award' winner Newland Homes.

Benefits include a B rated energy assessment, an enclosed rear garden, parking for two cars and a convenient location, just off of Bradley Road, within easy reach of many amenities.

The ground floor accommodation of the home comprises an entrance hall, kitchen/dining room, a large living room and cloakroom toilet. On the first floor, three bedrooms and bathroom.

Further benefits include gas central heating, Upvc double glazing, a private rear garden and driveway parking for two cars.

ENTRANCE HALL

Doors to the living area and cloakroom, stairs to the first floor and vinyl flooring.

CLOAKROOM

There is a UPVC obscured glazed window to the front, a low level WC and pedestal wash basin.

LOUNGE/DINING ROOM

The spacious lounge/dining room has a UPVC double glazed window to the front, door to the kitchen/dining room, access to an under stairs utility cupboard and UPVC French doors leading to the enclosed rear garden.

KITCHEN/BREAKFAST ROOM

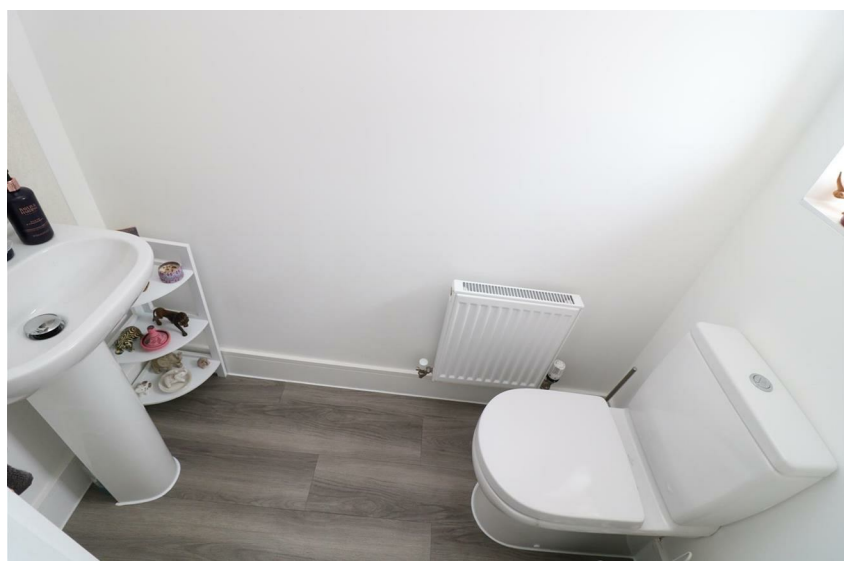
There are dual aspect UPVC double glazed windows to the front and side, a range of matching wall and base units with inset sink and a chrome mixer tap, a built-in NEFF electric oven, a five-burner NEFF gas hob with an extractor hood above, an integrated fridge/freezer, integrated dishwasher, a wall-mounted boiler, ample space for a dining table and durable vinyl flooring throughout.

FIRST FLOOR LANDING

There is access to the loft space and doors to a built-in cupboard, all bedrooms and the family bathroom.

BEDROOM ONE

The main bedroom offers dual aspect UPVC double glazed windows to the front and side, and a radiator.



BEDROOM TWO

There are dual aspect UPVC double glazed windows to the rear and side and a radiator.

BEDROOM THREE

There is a UPVC double glazed window to the front and a radiator.

FAMILY BATHROOM

A rear-facing UPVC obscured glazed window brightens the space, there is a low level WC, pedestal wash hand basin and a panelled bath equipped with a mains rainfall shower and a hair wash attachment, finished off with vinyl flooring.

EXTERIOR

FRONT

There are two allocated parking spaces to the front of the property.

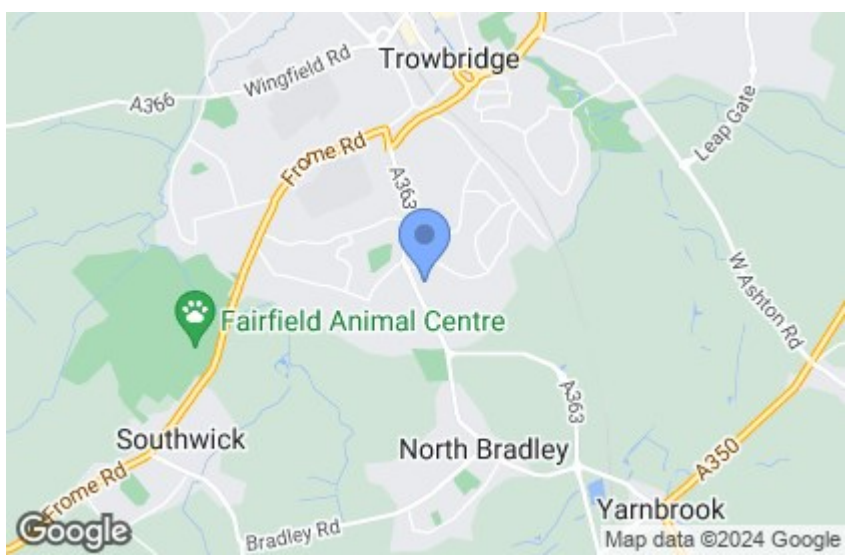
REAR GARDEN

The enclosed rear garden is primarily laid to lawn with a large garden shed and patio area to the rear.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

EPC RATING - B







GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



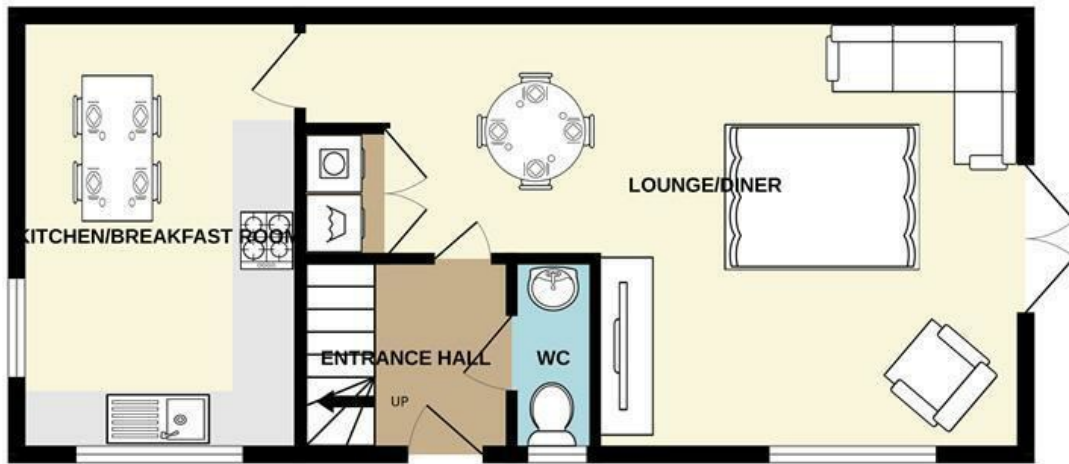
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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SALES & MORTGAGES & LETTINGS



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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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