

**TOWN&COUNTRY**  
ESTATES



**Barons Crescent, Trowbridge, Wiltshire BA14 7FU**

**£300,000**



## Location

Completed in 2015 on the grounds of the old Trowbridge Rugby Club, Barons Crescent is a small block paved development of modern homes. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## Description

An immaculately presented and energy efficient three-bedroom townhouse, nestled in a small & modern development, overlooking a well maintained green.

Found on the West Ashton side of Trowbridge, this stylish home offers a spacious open plan living and dining area, a modern kitchen with a front-facing aspect, an entrance hall and a convenient ground floor W.C. On the first floor you'll find two generous double bedrooms and an immaculate family bathroom. The top floor has the primary bedroom, complete with an ensuite and dressing room (with potential to be a fourth bedroom, hobby room or the ideal space to work from home).

The property also boasts uPVC double glazing, gas central heating and a landscaped, south-facing rear garden which leads to the parking space and garage.

## Entrance Hall

You enter the property through a Upvc double glazed door, there is a door to the W.C and a door into the open plan living area.

## W.C

There is a low level W.C, wash hand basin with tiled splash back, and a radiator.

## OPEN PLAN LIVING SPACE

### Kitchen/Dining area

The beautifully presented kitchen benefits a Upvc double glazed window to the front, there are a range of wall and base units with work surfaces and slate effect splash backs. there is a chrome sink with black mixer tap over. further benefits include two integral fridges and dishwasher, there is space for a cooker and washing machine. Because of the open plan living there is ample space for a large dining table.

### Lounge area

The lounge area has a Upvc double glazed window overlooking the rear garden, and Upvc double glazed french doors leading out to the garden. there is a storage cupboard and a radiator.

### First Floor Landing

There are doors to bedroom two, three and the family bathroom, there is an airing cupboard and stairs leading to the second floor.





### Bedroom Two

There is a Upvc double glazed window to rear overlooking the garden and a radiator.

### Bedroom Three

There is a Upvc double glazed window to front aspect, radiator.

### Family Bathroom

The modern family bathroom has a paneled bath with tile surround , a pedestal washbasin with tile splash back, a low level close coupled toilet, extractor fan and a radiator.

### Bedroom One

The substantial main bedroom offers dual aspect natural light with Upvc double glazed windows to the front and rear, there is a radiator, built in storage and doors to the dressing room and en-suite bathroom.

### Dressing Room

The useful dressing room has a Upvc double glazed window to the rear and a radiator.

### En-Suite

There is a Upvc double glazed window to rear, walk in shower cubicle, wash hand basin, low level WC, extractor fan, part tiled walls and a radiator.

## EXTERIOR

### Front

To the front of the property is a small paved area enclosed by a brick wall and railings, the property sits back from a well maintained green.

### Rear Garden

The south facing and low maintenance rear garden is mainly laid to artificial lawn, with a decked entertaining area to the rear, gated accesses leads to the garage and parking space.

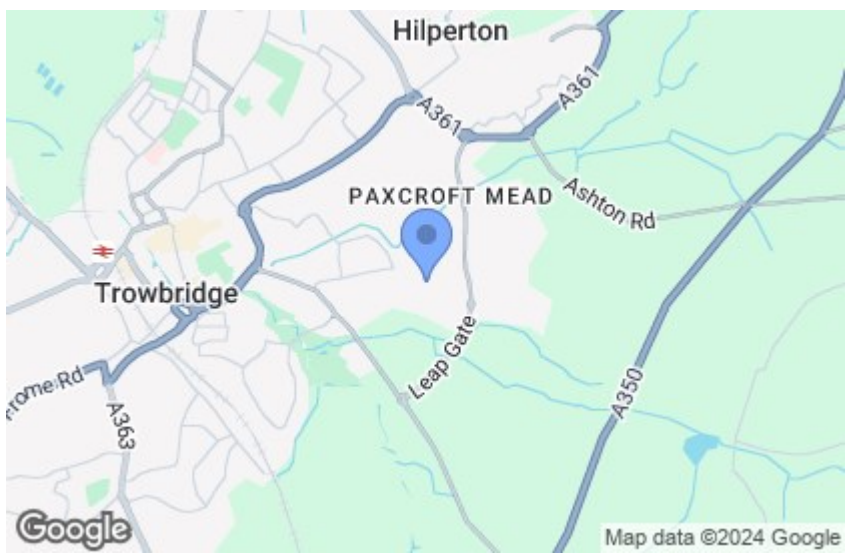
### Garage

The garage benefits from an up and over door and there is parking for one car in front.

### Additional Information

COUNCIL TAX BAND - D

EPC - B





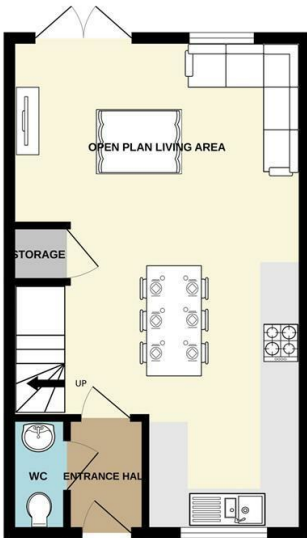




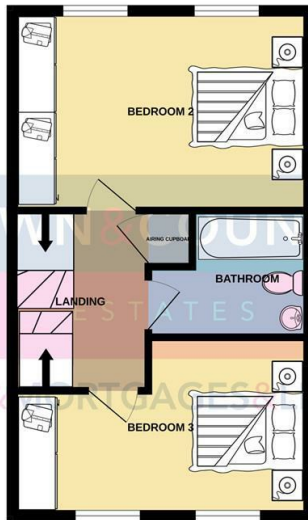




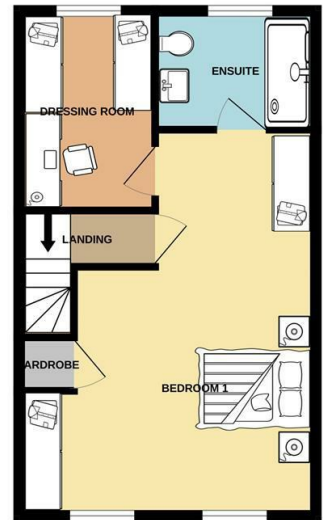
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

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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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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