

TOWN&COUNTRY
ESTATES



Mallow Close, Trowbridge, Wiltshire BA14 0XY

£325,000

LOCATION

The property is situated on the ever popular Wiltshire Drive, in a small and quiet cul-de-sac, within easy walking distance to the local primary schools, secondary schools, shops and bus routes. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION

This extended, spacious and modern four bedroom family home approaches the market in superb order. Whether its the high gloss Howdens kitchen, contemporary feature lighting, Worcester gas combination boiler, low maintenance landscaped garden or plentiful off road parking, this property really does have it all.

The ground floor accommodation comprises an entrance hall, lounge, kitchen/dining room, conservatory, family room and utility room. The first floor offers a master bedroom with luxury en-suite, three further bedrooms and the family bathroom. Further benefits include Upvc double glazing and engineered Oak flooring.

ENTRANCE HALL

You enter the property through a UPVC double glazed entrance door, there is a built in doormat, engineered Oak flooring, radiator, storage cupboard, intruder alarm control panel, Nest heating controls, stairs to first floor and doors leading to the lounge and family room.

LOUNGE

13'9" x 12'6"

UPVC double glazed bay window to the front, engineered Oak flooring, wall mounted vertical radiator, inset bespoke feature ceiling lighting with wall mounted control panel, wall mounted electric fire. The lounge leads through to the kitchen/dining room.

KITCHEN/DINER

15'9" x 9'2"

There is a UPVC double glazed window and UPVC double glazed door to the rear garden. The modern kitchen benefits a range of Howdens high gloss matching wall and base units with stone effect worksurfaces and matching splashbacks, 1 ½ inset sink unit with mixer tap, inset AEG induction hob with chimney extractor and light over, built in high level Neff "slide and hide" electric oven, engineered Oak flooring, radiator and inset LED feature lighting. This open plan space is the ideal place to entertain and leads through to the conservatory.

CONSERVATORY

9'6" x 7'10"

The conservatory has dwarf walls and UPVC double glazed windows to three aspects, engineered Oak flooring and UPVC double glazed French doors to the gorgeous rear garden.

FAMILY ROOM

13'5" x 10'6"

This versatile second reception room benefits from a UPVC double glazed window to the front, radiator, wood burning stove effect electric fire, engineered Oak flooring, inset ceiling spotlights and a door the utility room.

UTILITY ROOM

There is a UPVC double glazed window and obscure UPVC double glazed door to the rear garden, plumbing for a washing machine, space for an American style fridge/freezer, storage cupboard and inset ceiling spotlights. Concealed in cupboard is a wall mounted Worcester gas combination boiler (new in 2019).

FIRST FLOOR LANDING

On the first floor landing there is access to a boarded loft space with light, inset ceiling spotlights and doors to all bedrooms, family bathroom and airing cupboard.



MASTER BEDROOM

11'10" x 10'6"

The good size master bedroom has a UPVC double glazed window to the front, a range of built in bedroom furniture including; three wardrobes, high level cabinet's, bedside tables, chest of drawers and vanity unit. The room also benefits a radiator, access to loft space and a door the the luxury en-suite.

LUXURY EN-SUITE

Re-fitted in 2016, this superb en-suite has an obscure UPVC double glazed window to the rear, Travertine tiles throughout, shower cubicle with wall mounted mains shower and glazed door, built in vanity unit with storage, inset basin with chrome mixer tap and an inset W/C, chrome heated towel rail, inset ceiling spotlights and extractor fan.

BEDROOM TWO

10'6" x 8'10"

In bedroom two there is a UPVC double glazed window to the rear, radiator, built in wardrobe and inset ceiling spotlights.

BEDROOM THREE

10'2" x 7'10"

In bedroom three there is a UPVC double glazed window the front, built in wardrobe and radiator.

BEDROOM FOUR

7'7" x 6'11"

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

FAMILY BATHROOM

The family bathroom is fitted with an obscure UPVC double glazed window to the rear, a panelled bath with wall mounted Mira electric shower and glazed screen, close couple W/C, pedestal basin, chrome heated towel rail, inset ceiling spotlights and a shaving socket with light.

EXTERIOR

FRONT

The front of the property is laid to a low maintenance and attractive block brick drive providing off road parking for up to four cars. There is a storage shed, outside tap, light, external power socket and access to the front door, with storm porch over.

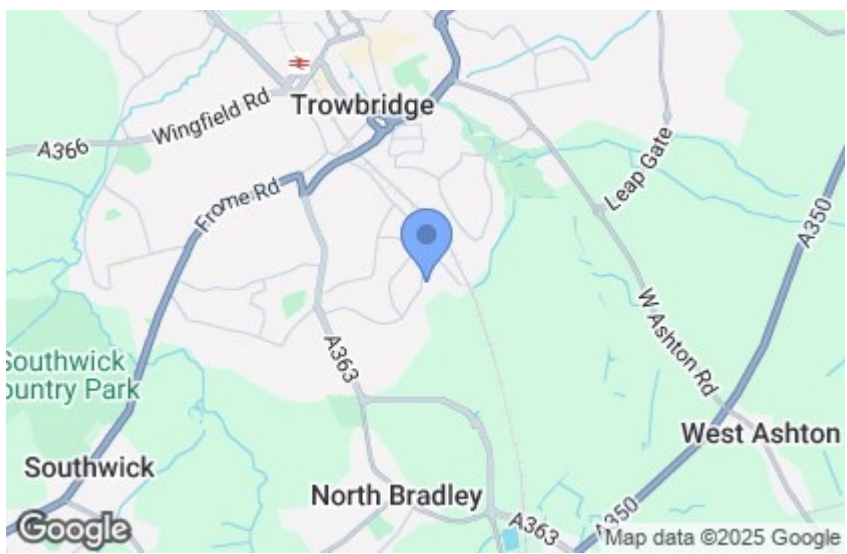
REAR GARDEN

The enclosed and landscaped rear garden is the ideal place to entertain! This contemporary and attractive space offers a paved patio, low maintenance astro-turfed lawn, decked entertaining area with garden sail over, railway sleeper planted border, inset feature lighting, external power sockets and outside tap.

ADDITIONAL INFORMATION

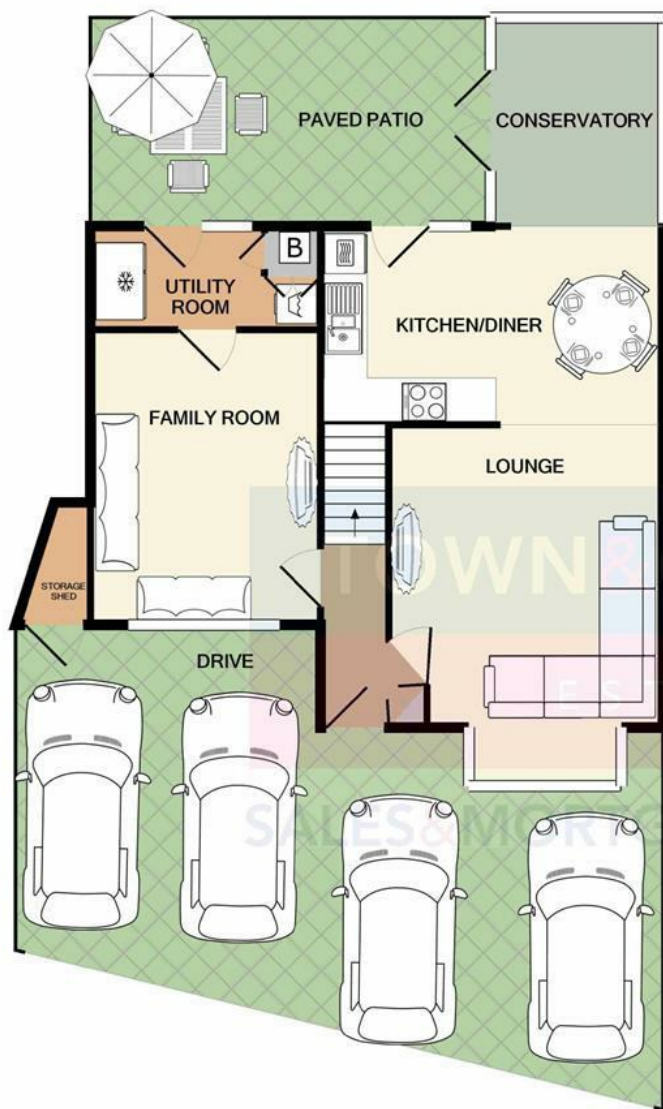
Council Tax Band - D

The gas boiler is annually serviced by British Gas.

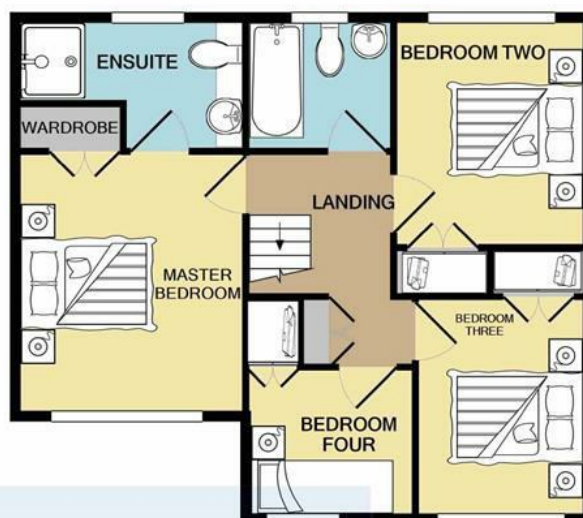








GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
1283 sq.ft. (119.2 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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