



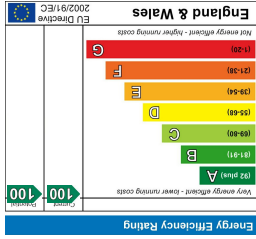
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**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

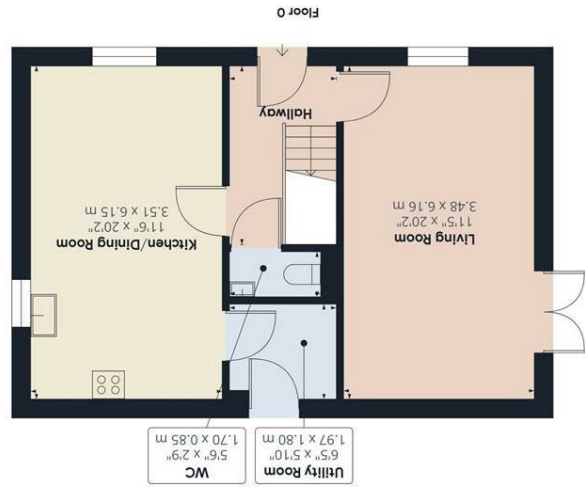
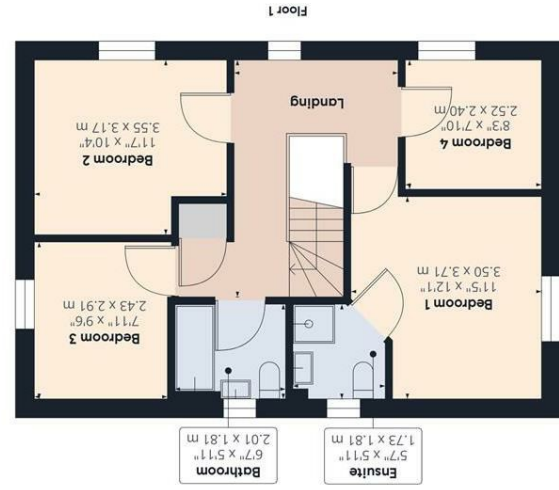


GIARF360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area 1161.61 m<sup>2</sup>  
107.92 m<sup>2</sup>



**5 Gundy Grove**  
Trowbridge, Wiltshire, BA14 6GF  
**£400,000**

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- Exceptional Corner Plot in Desirable Location
- Owned Solar Panels & Battery Storage Pack - Excellent Energy Efficiency Rating
- Wrap Around Enclosed Garden
- EPC Rating A+ / Council Tax Band E
- Deceptively Spacious & Updated Modern Detached Family Home
- Four Bedrooms, Ensuite Shower Room, Family Bathroom & Cloakroom
- Gas Central Heating & PVCu Double Glazing
- Single Garage, Driveway Parking AND Parking Bay
- NO ONWARD CHAIN - VACANT POSSESSION



## SITUATION

Situated on the northern side of Trowbridge on the popular Castle Mead residential development with convenient access to the nearby Castle Mead Primary school & nursery and a Co-op convenience store within walking distance. Gundry Grove is a quiet road off the recognised Mascroft Road and can be found on the edge of Castle Mead near desirable green space and popular walking routes. Part of the established Paxcroft Mead, Hilpertown area with a choice of primary schools and the village centre which includes a nursery, community centre and public house. Trowbridge town centre is within a mile and a half.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages and town centre amenities including a large Tesco Extra, Marks & Spencer Food hall, Sainsburys, ASDA, The Shire Shopping Centre and Odeon Cinema complex. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with picturesque villages scattered around offering history and character, there is an abundance of leisure opportunities to meet most peoples needs

## DESCRIPTION

This deceptive modern family home is situated on an enviable corner plot with wrap around part walled enclosed garden, single garage with driveway parking to the rear and additional parking bay for several more vehicles to the front. The house further boasts recently fitted and owned outright solar panels with battery storage and subsequently updated electrics offering an above A Energy efficiency rating resulting in substantially reduced electric bills and upgraded flooring with luxury floor tiles throughout the entrance hall, kitchen and utility. The accommodation is spacious & light with entrance hall, cloakroom, living room, updated kitchen/dining room with island, separate utility room, galleried style landing, main bedroom with en suite shower room, three further bedrooms and a family bathroom. Gas central heating and PVCu double glazing.

Externally the rear garden wraps around the house and is enclosed and private with part walled boundary. Gated access to the driveway and pedestrian door into the single garage. Attractive and enclosed front garden with picket style fencing, gated entrance and is landscaped for low maintenance. Paved parking bay for several vehicles to front side.

Internal Viewing Recommended. No Onward Chain.

## DIRECTIONS

From our office in Fore Street proceed down Wicker Hill and bear round to the right. Follow the road round to the right into Hill Street and bear right following the road around Conigre Square. Then bear off to the left into Church Street, then take the next turning left into Union Street and turn right into St Thomas Road. Then turn right at the mini roundabout into The Halve. Proceed over the next mini roundabout and at the next roundabout take the third exit onto County Way. Upon reaching the next mini roundabout turn left onto the West Ashton Road. Follow the road straight over the next mini roundabout and on the town outskirts turn left onto Castle Mead. Then proceed straight over the next roundabout and turn right into Mascroft Road. Then turn first left into Godley Lane, whereupon Gundry Road is the next turning right with the house on the corner as you enter.

## ACCOMMODATION

### ENTRANCE HALL

Part double glazed leaded light front door to entrance hall. Entrance hall with stairs to first floor landing, under stairs storage cupboard and luxury vinyl flooring.

### CLOAKROOM

With a white suite comprising low level WC, inset wash hand basin with vanity unit under, heated towel rail, luxury vinyl flooring and extractor fan.

### LOUNGE

20'1" x 9'11" (6.13m x 3.04m )

Two radiators, PVCu double glazed window to front and PVCu double glazed French doors to rear garden.

### KITCHEN/DINING ROOM

20'0" x 11'5" (6.12m x 3.50m)

With a one and half bowl single drainer stainless steel sink unit with mixer taps over and cupboards under. Fitted with a range of base units and wall cupboards including an island breakfast bar with laminate worksurfaces and tiled splash backs and incorporating a built in Bosch oven, Bosch induction hob unit with stainless steel extractor hood over, integrated dishwasher and space for fridge/freezer. Dual aspect PVCu double glazed windows to side and front, extractor fan and luxury vinyl tiled flooring.

## UTILITY ROOM

6'4" x 5'9" (1.94m x 1.76m)

Laminate work surface with space under and plumbing for washing machine, a range of base units and wall cupboards including a cupboard housing an Ideal Logik Heat 15 gas boiler, radiator, luxury vinyl flooring and ten light glazed door to rear garden.

## FIRST FLOOR LANDING

Part galleried with a built in shelved airing cupboard with hot water cylinder and immersion heater. Access to roof space, radiator and PVCu double glazed window to front. ,

## MAIN BEDROOM

12'0" x 11'4" (3.68m x 3.47m)

Radiator and PVCu double glazed window to rear. Door to en suite shower room.

## EN SUITE SHOWER ROOM

With an independent shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, heated towel rail, shaver socket , extractor fan, vinyl flooring and PVCu double glazed window to side.

## BEDROOM TWO

11'5" x 10'4" (3.50m x 3.16m)

Radiator and PVCu double glazed window to front.

## BEDROOM THREE

9'5" x 7'11" (2.88m x 2.42m)

Radiator and PVCu double glazed window to side.

## BEDROOM FOUR

8'2" x 7'9" (2.50m x 2.37m)

Radiator and PVCu double glazed window to front.

## FAMILY BATHROOM

With a white suite comprising a panelled bath with mixer taps over and shower attachment, rail and curtain. Pedestal wash hand basin, low level WC, heated towel rail, shaver socket, extractor fan, vinyl flooring and PVCu double glazed window to rear.

## EXTERNALLY

### FRONT GARDEN

The front garden has flower and shrub borders bound by a low picket style timber fence with gated entrance and paved path leading to the front door. Canopy porch and outside light.

There is also a block paved driveway area providing parking for several cars to the side.

### SINGLE GARAGE

16'7" x 8'7" (5.06m x 2.64m)

Situated to the rear of the house with a metal up and over door, power and light, roof storage area and personal door to rear garden.

Driveway parking.

### REAR GARDEN

With a large paved patio area which extends to the rear and side of the house. The garden is largely laid to lawn with well stocked flower and shrub borders and part walled boundary. External electrical sockets. Water tap . Gated side access to the driveway.

### TENURE

The property is freehold with vacant possession on completion.

### COUNCIL TAX

The property is Band E with the amount payable for 2024/25 being £2973.17

### SERVICES

The property has mains services of gas, water, electricity and drainage. The house also benefits from owned Solar panels and a battery store. The Ideal Logik Heat 15 gas boiler heats serves the heating and hot water (THIS HAS NOT BEEN CHECKED BY CHASE BUCHANAN)

### VIEWING

To arrange a viewing please call us on 01225-341504 or email us at [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk).

### CODE

10/06/2024 11237

