



21 Shrewton Close

Trowbridge BA14 0XS

Nestled in the desirable area of Wiltshire Drive, Trowbridge, this beautifully presented three-bedroom semi-detached house presents an excellent opportunity for families, first time buyers and downsizers. The property boasts two spacious reception rooms, refitted kitchen and bathroom and a driveway for two cars. In addition to its spacious interior, this home features a garage and a good sized conservatory close to local amenities, schools, and local retail park.

Guide Price £259,500



ACCOMMODATION

All measurements are approximate

Entrance Hall

9'11 x 6'00 (3.02m x 1.83m)

Part obscured uPVC door to the front, radiator, laminate flooring & smoke alarm.

Refitted Kitchen

10'00 x 7'03 (3.05m x 2.21m)

Refitted high gloss kitchen units with space for washing machine, laminate working surfaces, enclosed Worcester Bosch Combi boiler, UPVC window to front, composite sink and drainer, four ring electric hob, glass splash back with modern extractor over, electric fan oven, integral fridge freezer and laminate flooring. Further benefits include LED downlights and smoke alarm.

Living Room

13'10 x 10'4 max (4.22m x 3.15m max)

Under stairs storage, coving, TV point, UPVC double glazed window to rear, glazed doors to the conservatory.

Conservatory

13'03 x 8'08 (4.04m x 2.64m)

Laminate flooring, sliding doors to garden, windows to side and rear.

FIRST FLOOR

Landing

10'00 x 6'01 (3.05m x 1.85m)
Large storage cupboard with shelving,
loft access and downlights

Bedroom 1

13'11 x 8'05 (4.24m x 2.57m)
Double glazed upvc window to rear,
radiator

Bedroom 2

11'10 x 6'09 (3.61m x 2.06m)
Double glazed upvc window to front,
radiator.

Bedroom 3

6'08 x 6'08 (2.03m x 2.03m)
Double glazed upvc window to front,
radiator.

Refitted Bathroom

7'03 x 4'09 (2.21m x 1.45m)
Refitted Bathroom with large walk-in
double shower, with waterfall & hand
held shower head. Tiled flooring,
heated towel rail, obscured double
glazed upvc window to side, Large
ceramic sink with vanity unit under.

Rear Garden

Laid to patio and gravel with private
aspect. Gated side access.

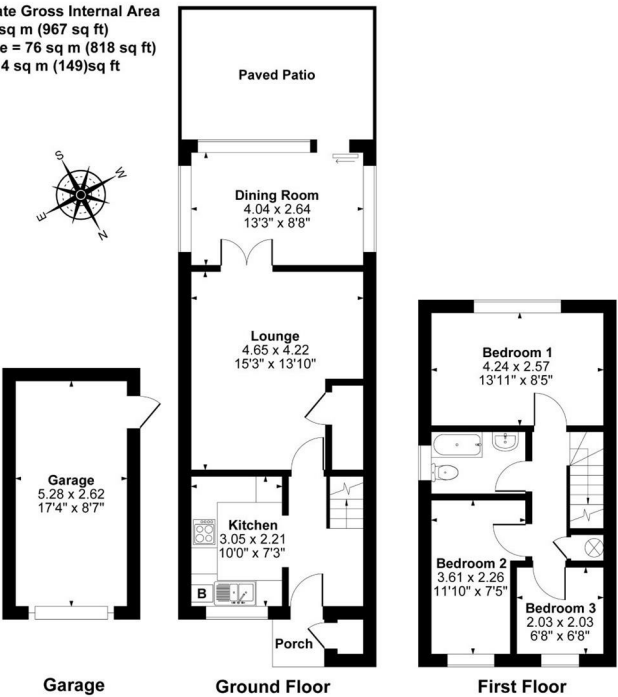
Garage

17'04 x 8'07 (5.28m x 2.62m)
Up and over door with personal door
to side. Driveway parking to front.

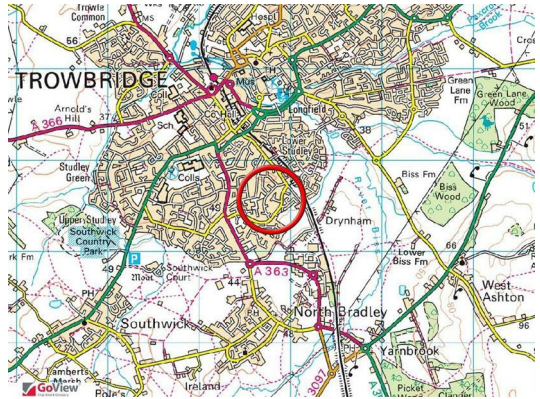


Tenure **Freehold**
Council Tax Band **C**
EPC Rating **C**

Approximate Gross Internal Area
Total = 90 sq m (967 sq ft)
Main House = 76 sq m (818 sq ft)
Garage = 14 sq m (149) sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.