



Wrights
01225 755553

Mascroft Road, Trowbridge, Wiltshire, BA14 6GN

£290,000

Situation

The property is situated within the popular Castle Mead development on the sought-after Paxcroft Mead estate, offering a range of local amenities including a shopping centre, two well-regarded primary schools, and beautiful nearby woodland walks. Trowbridge town centre is within easy reach, providing an excellent selection of shops, leisure facilities, a multiplex cinema, and a variety of pubs, cafés and restaurants.

For commuters, direct rail services to London are available from nearby Westbury (approximately 6 miles away), with additional services via Trowbridge and Salisbury.

The World Heritage City of Bath is just 10 miles away, renowned for its stunning Georgian architecture, excellent shopping, and wealth of cultural attractions.



**Three double bedroom
townhouse**

Spacious Lounge/Diner

Downstairs Cloakroom

**Principal suite with
dressing room and en-
suite**

**First floor family
bathroom**

Gas central heating

PVCu double glazing

**Enclosed rear and side
gardens**

**Garage and parking for
two vehicles**

**Situated close to
schools, amenities and
woodland walks**



This well presented three double bedroom townhouse is situated on the sought after Castle Mead development. Arranged over three floors, the ground floor offers a modern kitchen, cloakroom and generous lounge/diner with doors opening onto the garden. The first floor provides two spacious double bedrooms and a family bathroom, while the second floor is dedicated to an impressive principal bedroom with dressing room and en-suite shower room. Outside, the property benefits from enclosed rear and side gardens, together with a garage and parking for two vehicles to the rear.

The property comprises

Ground Floor

Entrance Hall

With composite front door, radiator and stairs to the first floor.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Kitchen

7' 0" x 11' 8" (2.13m x 3.56m)

With a range of eye level and base units, worktops with upstands, one and a half bowl sink and drainer unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, radiator and PVCu double glazed window to the front.

Lounge/Diner

13' 11" x 14' 3" (4.25m x 4.34m)max

With two radiators, storage cupboard under the stairs, PVCu double glazed windows to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With linen cupboard, radiator and stairs to the second floor.

Bedroom 2

13' 10" x 8' 6" (4.22m x 2.60m)

With radiator and PVCu double glazed windows to the rear.

Bedroom 3

13' 10" x 10' 9" (4.21m x 3.28m)max

With radiator and PVCu double glazed windows to the front.

Bathroom

6' 11" x 6' 6" (2.11m x 1.97m)

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Second floor

Bedroom 1

10' 10" x 11' 4" (3.31m x 3.46m)max

With radiator and PVCu double glazed dormer window to the front. Opens into...

Dressing area

With large built in wardrobes, built in storage cupboard, radiator and Velux window to the rear.

En-suite

8' 10" x 5' 11" (2.69m x 1.80m)

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and Velux window to the rear.

Externally

To the front

The property is approached via steps leading to the front entrance, with an attractive enclosed front and side garden predominantly laid to lawn and complemented by a variety of mature trees and established shrubs. The generous side garden offers an excellent degree of privacy and provides an ideal outdoor space to enjoy or potential for further landscaping, subject to any necessary consents.

To the rear

The fully enclosed rear and side gardens offer a generous outdoor space, comprising a paved patio immediately adjoining the property with the remainder laid to lawn. Enclosed by a combination of fencing and attractive brick walling, the garden provides ample space for children's play equipment, outdoor entertaining or further landscaping to suit individual tastes. Gated rear access leads to the garage and parking area.

Garage and parking

10' 0" x 19' 5" (3.05m x 5.91m)

Single garage with up and over door, power, light and eaves storage. Off road parking for two vehicles in front.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.

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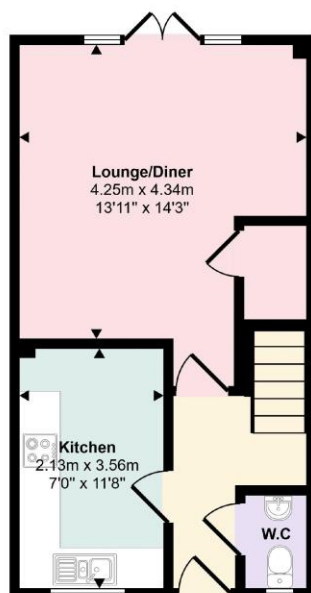


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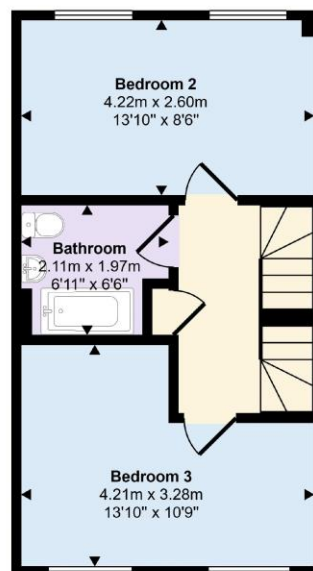
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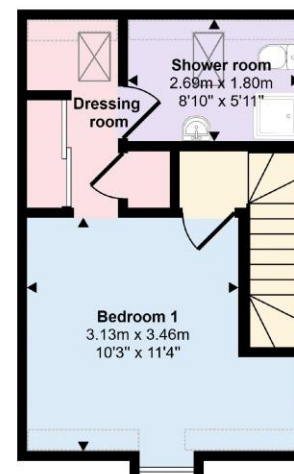
Approx Gross Internal Area
114 sq m / 1222 sq ft



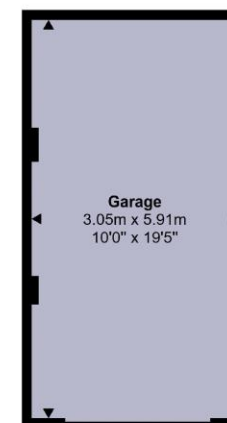
Ground Floor
Approx 34 sq m / 370 sq ft



First Floor
Approx 34 sq m / 369 sq ft



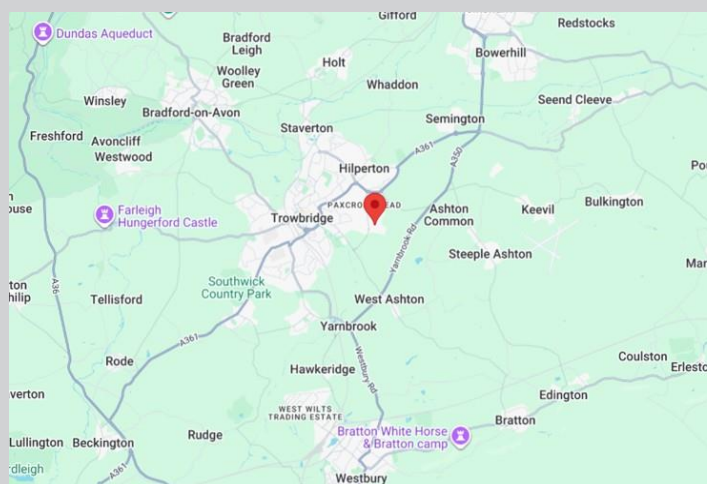
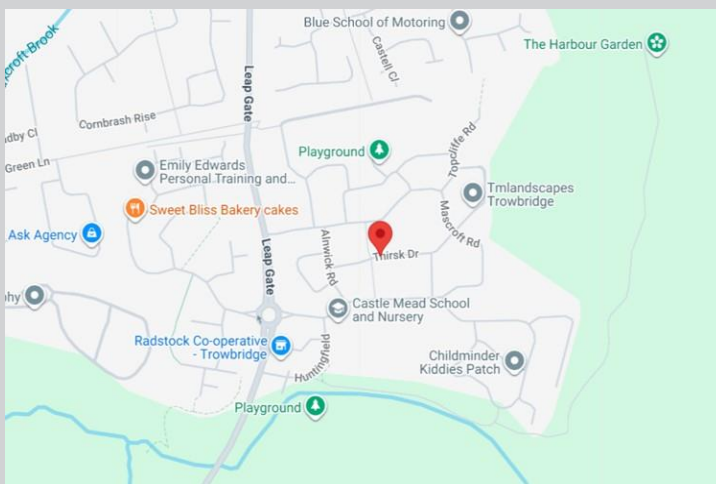
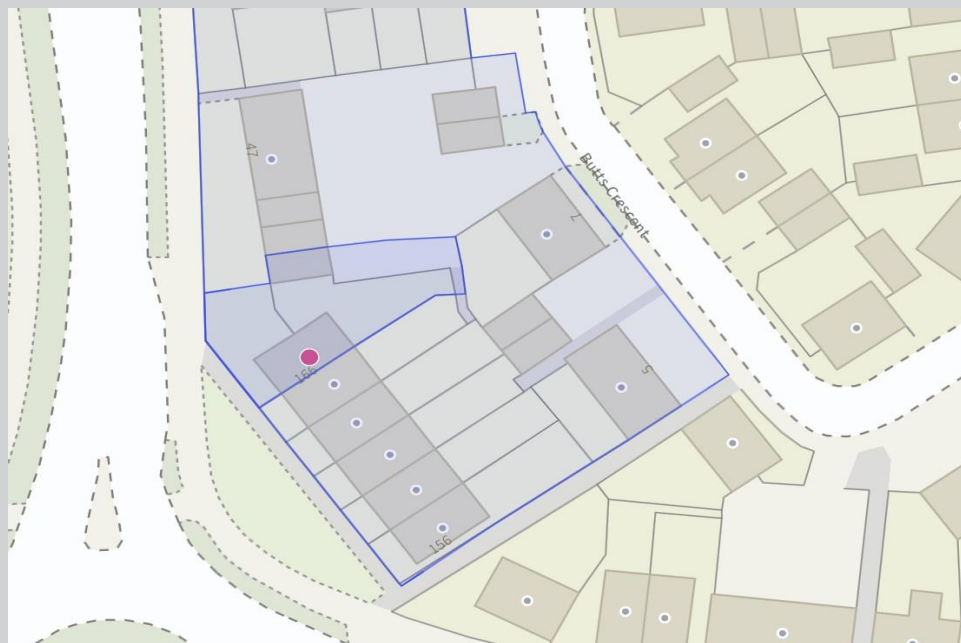
Second Floor
Approx 27 sq m / 289 sq ft



Garage
Approx 18 sq m / 194 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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