25 Mascroft Road

Trowbridge BA14 6GD

A very well presented and modern, four bedroom detached family home boasting a good sized plot, situated within the well regarded Castlemead development close to shop, schools, play ground and parkland/Green Lane woods. Offered for sale for the first time in since construction, the spacious accommodation boasts two reception rooms, open plan kitchen/dining room with double doors onto south-west facing gardens, utility room, cloakroom, large galleried landing, four good sized bedrooms, family bathroom and main bedroom with built-in wardrobes and ensuite shower room. Additional features include UPVC double glazing, gas central heating system, good sized enclosed landscaped gardens, 6m x 3m garage and double driveway. Viewing is highly recommended.

Offers Over £375,000

ACCOMMODATION
All measurements are approximate

Entrance Hall
Obscured double glazed, composite door to the front. Radiator. Stairs to the first floor. Heating controls. Tiled flooring and inset ceiling spotlights. Panelled doors off and into:

Family Room
10'11" x 10' (3.32 x 3.05)
Dual aspect UPVC double glazed windows to the front and side. Radiator. Television point.

Living Room
13'5" x 10'8" (4.10 x 3.26)
UPVC double glazed window to the front. Radiator. Television point.

Kitchen/Dining Room
20'2" x 9'7" (6.15 x 2.92)
UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with contrasting rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring induction hob with stainless steel splash-back and extractor over. Integrated dishwasher. Space for fridge/freezer. Space for dining table. Television point. Tiled flooring and inset ceiling spotlights. UPVC double glazed French doors to the side. Panelled door to the:

Utility Room
5'12" x 5'6" (1.82 x 1.68)
Wall and base mounted units with contrasting rolled top work surfaces and splash-backs. Plumbing for washing machine. Space for dryer. Wall mounted Ideal Logic combi boiler. Fuse box. Tiled flooring. Extractor fan. Panelled door to the:

Cloakroom
Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Galleried Landing
UPVC double glazed window to the side. Balustrade. Smoke alarm. Access to boarded loft space with ladder. Panelled doors off and into: linen cupboard with shelving.

Bedroom One
11'8" x 11'5" (3.56 x 3.49)
UPVC double glazed window to the side. Radiator. Floor to ceiling built-in triple wardrobe with hanging rails, shelving, drawers and space for TV, with sliding doors enclosing. Heating controls. Panelled door to the:

En Suite Shower Room
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Mirrored cabinet.

Bedroom Two
11'7" x 8'6" (3.54 x 2.60)
UPVC double glazed window to the front. Radiator.

Bedroom Three
9'10" x 9'1" (3.00 x 2.78)
Dual aspect with UPVC double glazed window to the front and side. Radiator.

Bedroom Four
8'4" x 7'9" (2.54 x 2.35)
UPVC double glazed window to the front. Radiator. Inset ceiling spotlights.

Family Bathroom
Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with Mira electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point. Mirrored cabinet.

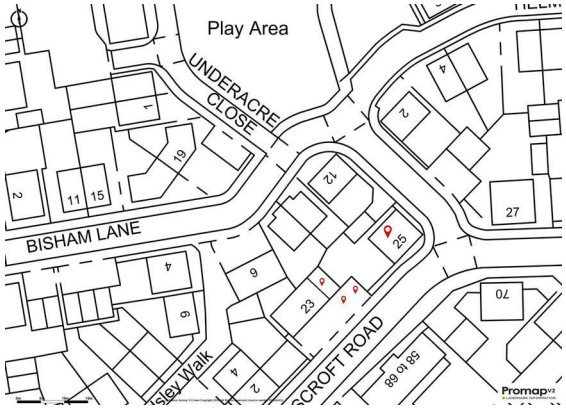
EXTERNALLY

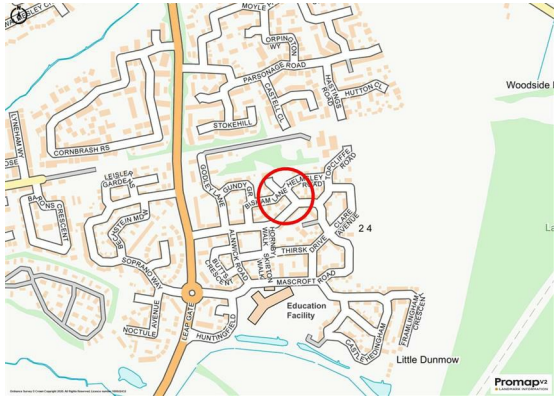
To The Front
Storm porch over front door with entrance light. Gravel borders. Gated side pedestrian access to garden. Gas and electric meters. Steps up to utility door with handrail.

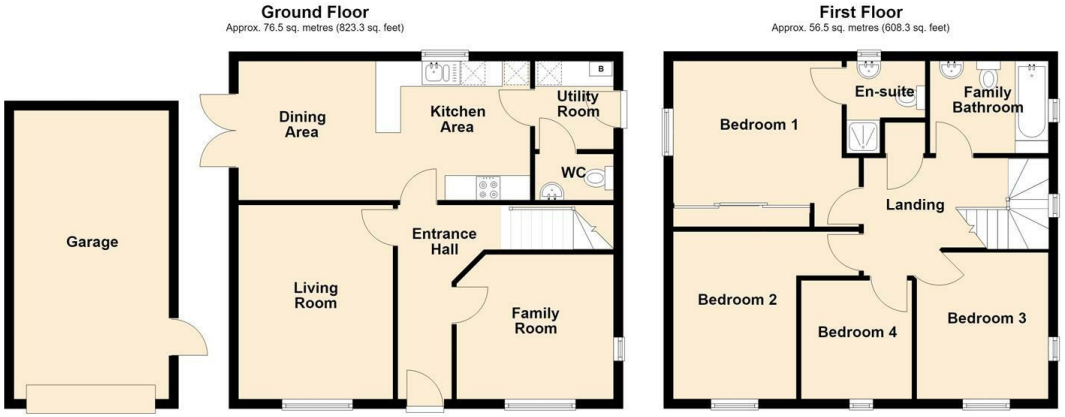
Garden
Good sized, south-west facing landscaped garden comprising large flagstone patio area with pergola, area laid to lawn, two decked areas and raised bed with bamboo. External power points. Gate to rear of property providing storage. All enclosed by fencing and walling.

Garage & Parking
20' x 10'9" (6.10 x 3.28)
Up and over door to the front. Power and lighting. Eaves storage. Double glazed door to the side. Double driveway providing off road parking.

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







Total area: approx. 133.0 sq. metres (1431.6 sq. feet)

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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.