



## 21 Shrewton Close

Trowbridge BA14 0XS

Nestled in the desirable area of Shrewton Close, 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.



**Offers Over £265,000**



### **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.

### **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.

## 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.

## 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.

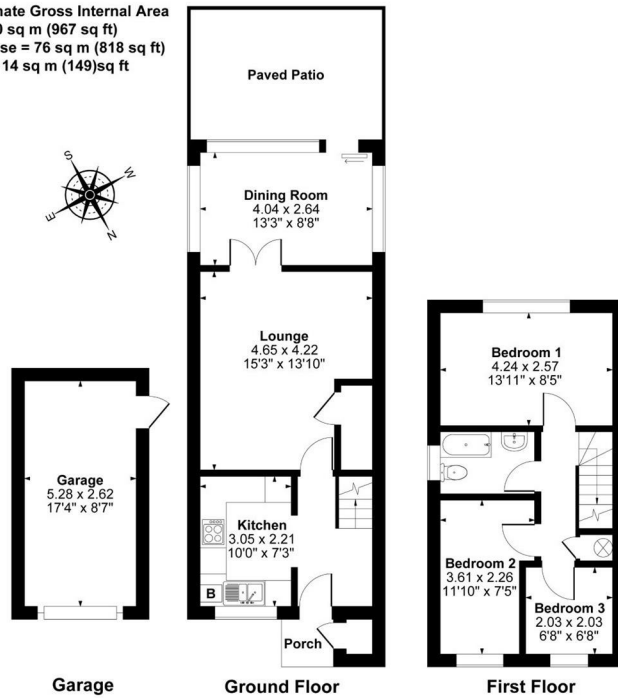
## Landing

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

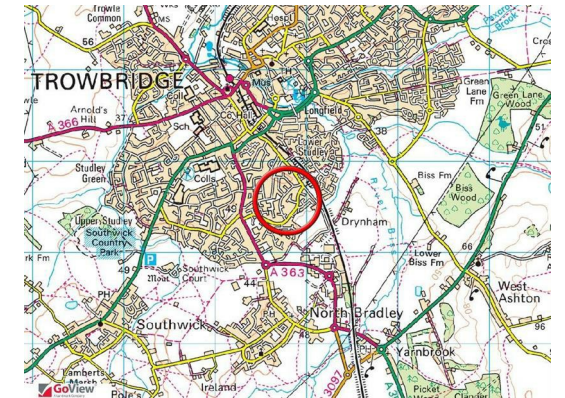


Tenure **Freehold**  
 Council Tax Band **C**  
 EPC Rating

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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