



22 Thirsk Drive Trowbridge BA14 6FU

A well presented & spacious four DOUBLE bedroom family home situated within the highly regarded Castlemead development close to parkland walks, primary school, shop and Green Lane woods. The modern interior arranged over three floors boasts plenty of upgrades and features tiled entrance hall, cloakroom, large kitchen/dining room, living room with French doors onto patio, family bathroom and en-suite master bedroom with built-in storage. Additional features include enclosed professionally landscaped south facing low maintenance garden with private aspect, tandem driveway immediately behind for two vehicles and freehold 6m x 3m garage providing plenty of storage. Viewing is essential.

Offers Over £325,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Stairs to the first floor with under stairs storage cupboard. Smoke alarm. Heating controls. Ceramic tiled flooring and part panelled walls. Thermostat. Part open plan to kitchen/dining room. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Contemporary radiator. Two piece white suite with metro tiled surrounds comprising pedestal wash hand basin with tiled splash-backs and dual flush w/c. Ceramic tiled flooring.

Kitchen/Dining Room

15'5 x 9'8 (4.7m x 2.95m)

UPVC double glazed window to the front. Radiator. Range of modern shaker style wall and base mounted units with wood effect rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel fan assisted electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Space for dining table. Ceramic tiled flooring. Wall mounted Ideal boiler. Fitted shoe cupboard.

Living Room

17'6 x 10'2 (5.33m x 3.1m)

UPVC double glazed window and French doors to the rear. Radiator. Television point. Wood effect flooring.



FIRST FLOOR

Landing

Balustrade. Stairs to the second floor. Smoke alarm. Panelled doors off and into:

Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)
UPVC double glazed window to the rear.
Radiator.

Bedroom Three

12'2 x 9'5 (3.71m x 2.87m)
UPVC double glazed window to the front.
Radiator.

Bedroom Four

10'3 x 6'9 (3.12m x 2.06m)
UPVC double glazed window to the rear.
Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with extended tiled surrounds comprising panelled bath with electric Mira shower over and glass screen enclosing, pedestal wash hand basin and dual flush w/c. Vinyl flooring. Extractor fan.

SECOND FLOOR

Landing

Part panelled walls. Smoke alarm. Panelled door to the:

Bedroom One

16'11 x 11'3 (5.16m x 3.43m)
UPVC double glazed window to the front.
Double glazed Velux window to the rear with fitted blind. Two radiators. Built-in

triple wardrobe. Television point. Wood effect flooring. Access to eaves storage and loft space. Panelled door to the:

En Suite Shower Room

Two double glazed Velux windows to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising large shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and dual flush w/c. Tiled effect vinyl flooring. Extractor fan. Shelving recess.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to slate chippings. Gas and electric meters. Tap. Shared path leading to gated side pedestrian access to the rear.

To The Rear

Good sized enclosed private south facing garden landscaped for low maintenance comprising patio area to the immediate rear, decked area, area laid to artificial lawn and slate chipping borders. Security light. External tap. Path to the rear. All enclosed by fencing with gated rear pedestrian access.

Garage & Driveway

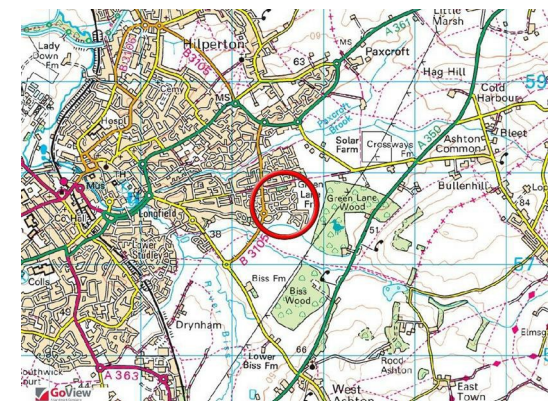
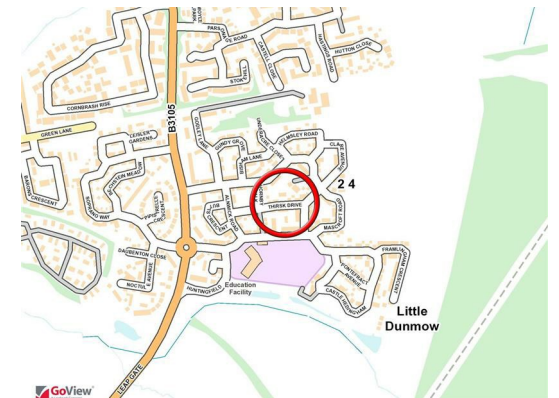
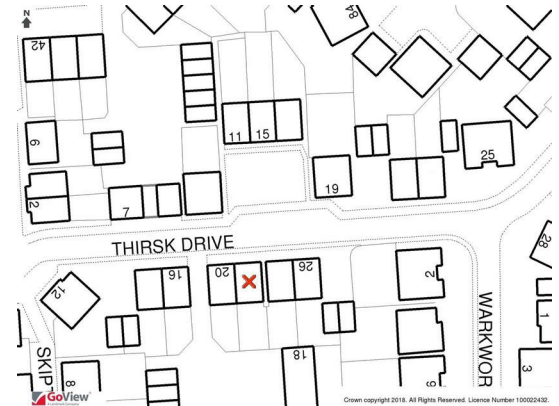
20'0 x 10'8 (6.1m x 3.25m)
Up and over door to the front. Partly boarded eaves storage. Tandem parking for two vehicles.



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



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.