



11 Shrewton Close Trowbridge BA14 0XS

A fantastic opportunity to purchase a three bedroom, semi-detached family home, tucked away in a small cul de sac, within the well-regarded Wiltshire Drive area close to primary schools, retail park and town centre. The well presented accommodation boasts entrance hall, fitted two-tone kitchen, living/dining room with double doors onto gardens, two double bedrooms - one with built in high quality bedroom furniture; single bedroom and family bathroom. Additional features include modern central heating system, UPVC double glazing, tandem double driveway, attached single garage, good sized south-east facing, private garden with block paved patio and potential to extended subject to planning permission. Viewing is highly recommended.

Guide Price £275,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Wood flooring and coving. Smoke alarm. Fuse box. Panelled doors off and into:

Lounge/Dining Room

15'5" x 13'9" max (4.71 x 4.20 max)
UPVC double glazed French doors to the rear. Radiator. Wood flooring, wall lights and coving. Television/media point. Panelled door to large understairs storage cupboard.

Kitchen

9'11" x 7'3" (3.02 x 2.20)
UPVC double glazed window to the front. Contemporary anthracite vertical radiator. Range of two-tone wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Space for electric cooker with extractor over. Plumbing for washing machine. Space for dryer, fridge/freezer and refuse/recycling. Wall mounted Vaillant gas fired boiler - installed in 2018. Wood flooring.

FIRST FLOOR

Landing

Balustrade. Access to fully boarded loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing shelving and hot water tank - fitted 2018.

Bedroom One

11'8" x 8'6" (3.55 x 2.58)
UPVC double glazed window to the rear. Radiator. Built in high quality bedroom furniture including wardrobes and drawers.

Bedroom Two

11'11" x 7'5" (3.64 x 2.25)
UPVC double glazed window to the front. Radiator.

Bedroom Three

6'9" x 6'9" (2.05 x 2.05)
UPVC double glazed window to the front. Radiator. Picture rail.

Family Bathroom

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

EXTERNALLY

To The Front

Storm porch over front door with contemporary entrance light. Area laid to lawn. Tandem driveway providing parking for two vehicles. Block paved pathway to gated side pedestrian access to the rear. External storage cupboard housing gas and electric meters.

To The Rear

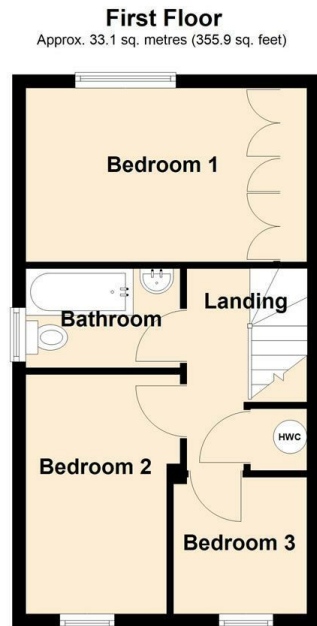
Good sized south-east facing, private garden comprising block paved patio area to the immediate rear, area laid to lawn, decked area and border with a variety of plants and shrubs. All enclosed by fencing.

Garage

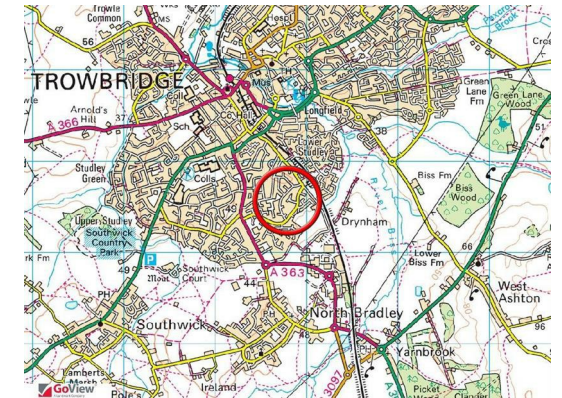
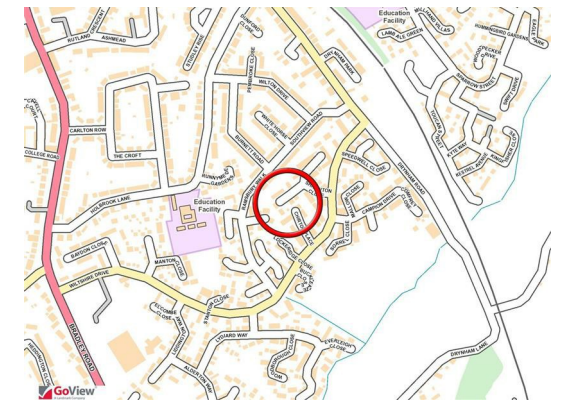
17'7" x 9' (5.35 x 2.75)
Up and over door to the front. Power and lighting. Eaves storage. UPVC double glazed door to the rear.



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



Total area: approx. 82.1 sq. metres (883.5 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.