



KINGSTONS

80 Mascroft Road

Trowbridge BA14 6GN

A well-presented four bedroom semi-detached house situated within the highly regarded Castlemead development close to woodland walks, play park, open countryside, primary school and shops. This spacious family home boasts flexible accommodation arranged over three floors, featuring entrance hall, cloakroom, kitchen/dining room, living room with French doors onto gardens, family bathroom and en-suite shower room. Additional features include south-west facing gardens with private aspect, UPVC double glazing, gas central heating system, large single garage and parking space. Viewing is highly recommended – Vendor suited with no onward chain.

Guide Price £315,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Telephone point. Doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Wash hand basin and w/c with dual push flush. Wood effect vinyl flooring.

Kitchen/Dining Room

15'6" x 9'8" (4.72m x 2.95m)

UPVC double glazed window to the front. Radiator. Range of modern wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Wood effect vinyl flooring. Enclosed boiler. Carbon monoxide detector.

Living Room

16'6" x 10'2" (5.03m x 3.1m)

UPVC double glazed window and French doors to the rear. Radiator. Television and telephone points.



FIRST FLOOR Landing

Stairs to the second flooring. Smoke alarm. Doors off and into:

Bedroom Two

13'6" x 9'5" (4.11 x 2.87)
UPVC double glazed window to the rear.
Radiator.

Bedroom Three

12'1" x 9'5" (3.68 x 2.87)
UPVC double glazed window to the front.
Radiator.

Bedroom Four

10'2" x 6'10" (3.10 x 2.08)
UPVC double glazed window to the rear.
Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer tap, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Wood effect vinyl flooring.

SECOND FLOOR Landing

Smoke alarm. Door to:

Bedroom One

19'8" max x 11'2" (5.99m max x 3.4m)
UPVC double glazed window to the front.
Velux window to the rear. Two radiators.
Built-in run of wardrobes. Television point. Access to loft storage. Door to the:

En Suite Shower Room

Two Velux windows to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Wood effect vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to slate chippings. Gas and electric meters.

To The Rear

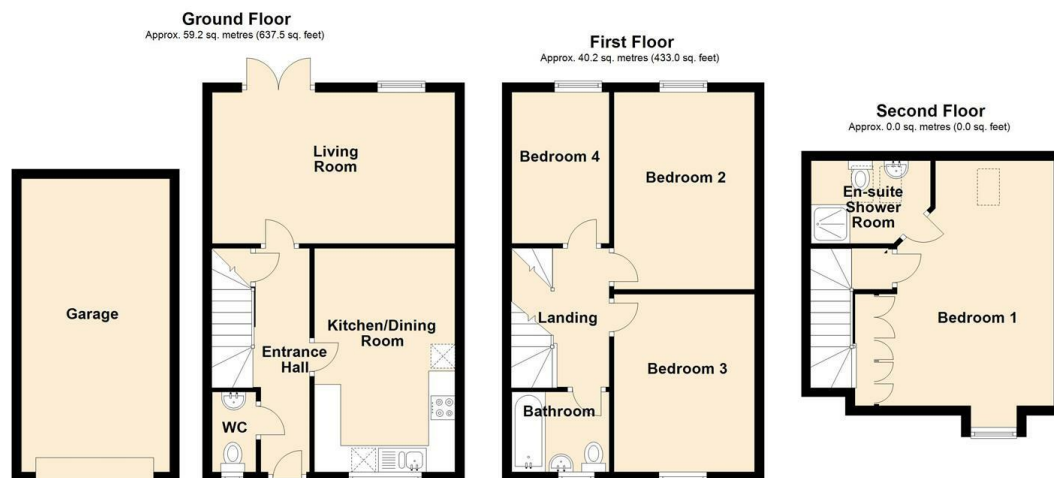
Enclosed south-west facing garden with private aspect comprising decked area to the immediate rear, area laid to loose stone chippings and borders with a variety of plants and shrubs. Outside light. Enclosed by fencing with gated rear access leading to garage and parking.

Garage & Parking

Up and over door to the front. Eaves storage. Parking space to the front.



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



Total area: approx. 99.5 sq. metres (1070.6 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.

