



32 Shrewton Close

Trowbridge BA14 0XS

A beautifully presented and upgraded four bedroom detached family home built in a Mock Tudor style, tucked away in a small cul-de-sac off the well regarded Wiltshire Drive, close to parkland walks, primary school and retail park. The modern interior comprises entrance hall, large lounge/dining room, refitted kitchen/breakfast room with integrated appliances, conservatory, cloakroom; and refitted en-suite and family bathrooms. Additional features include UPVC double glazing, gas central heating, professionally fitted shutters, oak internal doors, integral garage, parking for up to 3 vehicles, and beautifully tended garden with private aspect.

Guide Price £375,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite partially double glazed door to the front. Stairs to first floor landing with feature panelling. Feature panelling to hallway walls. Hive control unit. Radiator with decorative cover. Open reach point. Coving to ceiling. Oak doors off and into:

Cloakroom

Obscured UPVC double glazed window to side. Wood effect floor. Radiator. Dual flush WC with worktop over and tiled splashbacks. Wash basin inset into worktop with tile surround, mixer tap and cupboard beneath. Access to loft storage.

Lounge/Dining Room

21'7" x 12'2" (6.58 x 3.72)

Lounge Area

UPVC double glazed window to front with fitted shutters. Radiator. Television point. Coving to ceiling. Open plan into:

Dining Area

Radiator. Coving to ceiling. Oak door to kitchen. Aluminium double glazed sliding doors into conservatory.

Conservatory

9'4" x 7'5" (2.85 x 2.27)

UPVC double glazed and brick construction with polycarbonate pitched roof and French doors to the rear. Wood affect floor. Power point.



Kitchen/Breakfast Room

14'1" x 9'9" (4.30 x 2.97)

Two UPVC double glazed windows to the rear. UPVC double glazed door to the side. Refitted kitchen comprising an extensive range of modern wall, base and drawer units with squared edge composite worktops and up stand. Frankie one and a half bowl sink drainer unit with swan neck mixer tap. Integrated Hoover dishwasher, fridge and freezer. Built-in high level stainless steel Hotpoint oven and microwave. Built-in electric hob with glass splash-back and stainless steel extractor over. Wood effect floor. Inset LED spotlights to ceiling. Oak door into under stairs cupboard with telephone point and shelving, Coat hanging space.

FIRST FLOOR

Landing

Access to partially boarded loft space. Dado Rail. Oak doors off and into: airing cupboard with linen shelving and lagged hot water tank.

Bedroom One

11'7" x 9'4" (3.54 x 2.85)

UPVC double glazed window to front with fitted shutters. Radiator. Oak door into:

Refitted Ensuite

Obscured UPVC double glazed window to front. Chrome towel Radiator. White three-piece suite comprising dual flush WC, wash basin inset to worktop with cupboards under and tiled shower enclosure with Mira power shower and glass door enclosing with stainless steel finish. Extractor fan. Porcelain tiles to floor and walls. Inset LED spotlights.

Bedroom Two

11'9" x 9'1" max (3.57 x 2.78 max)

UPVC double glazed window to front with fitted shutters. Radiator.

Bedroom Three

10'6" x 9'10" (3.20 x 3.00)

UPVC double glazed window to rear. Radiator.

Bedroom Four

7'9" x 6'8" (2.36 x 2.04)

UPVC double glazed window to rear. Radiator. Dado Rail.

Refitted Family Bathroom

Obscured UPVC double glazed window to side. Chrome towel radiator. White three-piece suite comprising panelled bath with mixer tap and handheld shower, dual flush WC and wash basin inset into worktop and cupboard beneath. Porcelain tiling to floors and walls. Inset LED spotlights to ceiling. Extractor fan.

EXTERNALLY

To The Front

Large cobble stone style driveway providing parking for up to 3 vehicles. Outside light. Area laid to lawn and well stocked flower beds with a variety of plants and shrubs. Space for bins. Gas and electric meters. Gated side access into rear garden.

Rear Garden

A beautifully tended, low maintenance garden with private aspect comprising large patio to immediate rear, area laid to artificial lawn with wood sleepers enclosing, well stocked borders with a variety of plants trees and shrubs. Additional patio to the right hand corner of the garden with cut sleepers in closing. Path side leading to front gate access. Outside tap and lights. All enclosed by 6 foot fencing and wall.

Integral Garage

18'8" x 8'11" max (5.70 x 2.72m max)

Up and over door to front. Power and light. Fuse box. Wall hung Vaillant gas central heating boiler.



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

Ground Floor
Approx. 68.1 sq. metres (732.6 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 118.9 sq. metres (1279.4 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.

