



**KINGSTONS**



## **116 Mascroft Road** Trowbridge BA14 6GN

A beautifully presented, modern detached house built by Persimmon Homes, situated within the well regarded Castlemead development close to popular primary schools, shop, parkland walks & Green Lane woods. The spacious accommodation finished to a high specification boasts; living room, family room, kitchen/dining room with extensive storage and French doors onto gardens, utility room, cloakroom, family bathroom and en-suite shower room. Additional features include UPVC double glazing, gas central heating, garage and home office, driveway providing off road parking and good sized enclosed low maintenance landscaped garden with private aspect. Early viewing is highly recommend.

**Guide Price £425,000**





## ACCOMMODATION

All measurements are approximate.

### Entrance Hall

Obscured double glazed, composite door to the front. Vertical radiator. Wood flooring and inset ceiling spotlights. Stairs to the first floor. Smoke alarm. Thermostat. Panelled doors off and into: cloak cupboard.

### Living Room

13'5 x 11'2 (4.09m x 3.4m)  
UPVC double glazed window to the front. Radiator. High level television point and built-in cupboards to both sides. Dado rail.

### Family Room

10'10 x 9'10 max (3.3m x 3m max)  
UPVC double glazed window to the front. Radiator. High level television point. Wood flooring.

### Kitchen/Dining Room

20'7 x 9'7 (6.27m x 2.92m)  
UPVC double glazed window and French doors to the rear. Radiator. Extensive range of wall, base and drawer units with under cupboard lighting tiled splash-backs and quartz work surfaces. Inset stainless steel one and a half bowl sink unit with pull-down spray mixer tap and bevelled drainer. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Integrated dishwasher and large fridge. Wood flooring and inset ceiling spotlights. Panelled door to the:

### Utility Room

6'1 x 5'5 (1.85m x 1.65m)  
Double glazed door to the side. Radiator. Range of wall, base and drawer units with quartz work tops. Integrated washing machine. Space for under counter freezer. Enclosed Ideal boiler. Wood flooring. Panelled door to the:

### **Cloakroom**

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Wood flooring.

### **FIRST FLOOR**

#### **Galleried Landing**

UPVC double glazed window to the side. Balustrade. Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard.

#### **Bedroom One**

11'7 x 11'5 (3.53m x 3.48m)

UPVC double glazed window to the rear. Radiator. Decorative panelling, coving and inset ceiling spotlights. High level television point. Thermostat. Panelled door to the:

#### **En Suite Shower Room**

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled and panelled surrounds comprising shower cubicle with mains shower over and door enclosing, wash hand basin with drawers under and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

#### **Bedroom Two**

11'7 x 8'6 min (3.53m x 2.59m min)

UPVC double glazed window to the front. Radiator.

#### **Bedroom Three**

9'10 x 9'3 (3m x 2.82m)

UPVC double glazed window to the front. Radiator.

#### **Bedroom Four**

8'3 x 7'6 (2.51m x 2.29m)

UPVC double glazed window to the front. Radiator. Inset ceiling spotlights.

#### **Family Bathroom**

Obscured UPVC double glazed window to the

rear. Chrome towel radiator. Three piece white suite with part tiled and panelled surrounds comprising panelled with mains shower over and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Path to the front door with storm porch over. Gravel borders with trees. Driveway providing off road parking. Lighting to the front of garage. Gated side pedestrian access to the rear.

#### **To The Rear**

Good sized enclosed low maintenance landscaped garden with private aspect comprising decked area to the immediate rear, large area laid to artificial lawn, and raised beds with a variety of plants, trees and shrubs. Garden shed. Outside light. All enclosed by fencing and walling.

#### **Garage/Store**

12'10 x 10'7 (3.91m x 3.23m)

Up and over door to the front. Power and lighting. Obscured UPVC double glazed door to the side.

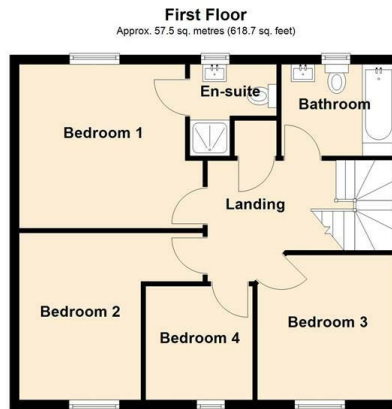
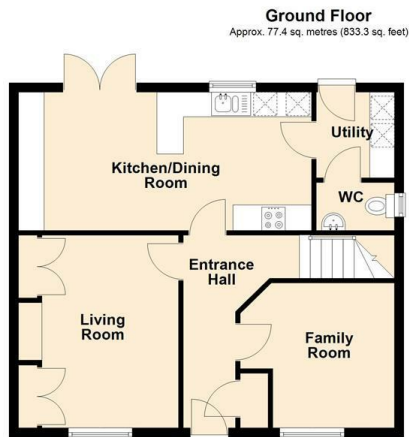
#### **Office**

9'8 x 7'0 (2.95m x 2.13m)

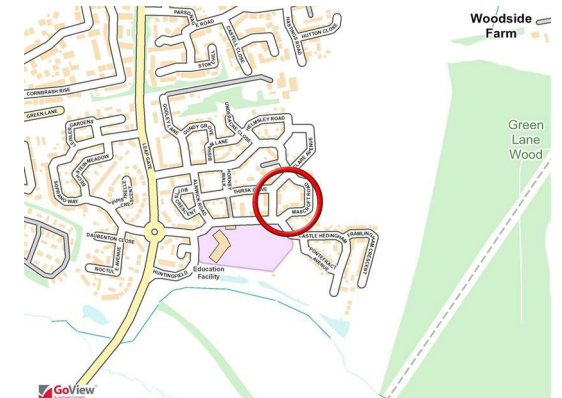
Obscured UPVC double glazed door to the side. Wood effect flooring and inset ceiling spotlights. Power points.



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



Total area: approx. 134.9 sq. metres (1452.1 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.