



## 2 Adcroft Drive Trowbridge BA14 8PU

A deceptively spacious, 1500sqft, and well presented family home tucked away at the end of a cul-de-sac conveniently located just off the town centre close to supermarket, primary school and amenities. The modern interior features, entrance hall, cloak/utility, two reception rooms, kitchen with integrated appliances, four bedrooms, two en suites, study area and shower room. Additional features include modern wooden doors throughout, UPVC double glazing, gas central heating with Worcester combi boiler, large loft storage, good sized private landscaped gardens, block paved driveway providing parking and garage. Viewing is highly recommended to appreciate the size and finish this property has to offer. Vendor suite with no onward chain.

**Offers Over £375,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured glazed composite door to the front. Coir matwell. Shelving. Coat hanging space. Inset ceiling spotlight. Part obscured glazed panelled door to the:

### Entrance Hall

UPVC double glazed window to the side. Radiator. Telephone point. Nest unit. Smoke alarm. Wood effect flooring and inset ceiling spotlights. Stairs to the first floor with understairs storage cupboard with light. Modern solid wood doors off and into:

### Living Room

13'11" x 11'12" (4.23 x 3.65)

UPVC double glazed windows to the front and side. Radiator. Television and telephone points. Access to understairs storage. Wood effect flooring and inset ceiling spotlights.

### Dining Room

13'12" x 9'8" (4.26 x 2.94)

UPVC double glazed windows and French doors to the rear. Radiator. Wood effect flooring and inset ceiling spotlights. Alcoves with fitted shelving. Archway to the:

### Kitchen

12'2" x 7'1" (3.72 x 2.17)

UPVC double glazed window to the rear. Range of shaker style wall, base, drawer and larder units with metro tiled surrounds and solid wood work surfaces. Ceramic one and a half bowl sink drainer unit with swan neck mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel five-ring gas hob with extractor canopy over. Integrated dishwasher. Space for American style fridge/freezer. Smoke alarm. Tiled flooring and inset ceiling spotlights.

### Cloak/Utility Room

Obscured UPVC double glazed window to the side. Modern two piece white suite comprising wall hung wash hand basin and w/c with dual push flush. Plumbing for washing machine. Tiled flooring and inset ceiling spotlights. High level cupboard housing fuse box and electric meter.

## FIRST FLOOR

### Landing

Radiator. Stairs to the second floor. Smoke alarm. Nest unit. Inset ceiling spotlights. Modern solid wood doors off and into: linen cupboard with shelving.

### Bedroom One

14'1" x 10'8" (4.30 x 3.25)  
UPVC double glazed window to the front. Radiator. Two built-in cupboards with hanging rails and modern solid wood doors enclosing. Wall lights and inset ceiling spotlights. Television and telephone points. Modern solid wood door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with rainfall shower over and sliding door enclosing, wash hand basin with drawer under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

### Bedroom Three

11'5" x 9'10" (3.48 x 3.00)  
UPVC double glazed window to the rear. Radiator. Inset ceiling spotlights. Television and telephone points. Modern solid wood door built-in cupboard with hanging rail and shelving.

### Bedroom Four

8'7" x 7'2" min (2.62 x 2.19 min)  
UPVC double glazed window to the rear. Radiator. Inset ceiling spotlights. Modern solid wood door large airing cupboard housing Worcester combi boiler.

### Shower Room

Two UPVC double glazed windows to the side. Victorian style towel radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower cubicle with rainfall shower over, additional shower attachment and door enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

## SECOND FLOOR

### Landing/Study Area

7'8" x 7'6" (2.34 x 2.29)  
Double glazed Velux window to the rear with fitted blind. Victorian style radiator. Inset ceiling spotlights. Smoke alarm. Concealed opening to large boarded loft space. Modern solid wood door to:

### Bedroom Two

10'12" x 8'9" (3.35 x 2.66)  
Two double glazed Velux windows to the front with fitted blinds. Victorian style radiator. Wall lights and inset ceiling spotlights. Oak pocket sliding door to the:

### En Suite Bathroom

Double glazed Velux window to the rear with fitted blind. Victorian style radiator. Three piece white suite with metro tiled surrounds comprising freestanding bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring with under-floor heating and inset ceiling spotlights. Extractor fan.

## EXTERNALLY

### To The Front

Storm porch over front door with entrance light. Block paved driveway providing off road parking. Borders with a variety of plants, trees and shrubs. Enclosed by fencing. Gated side pedestrian access to the rear.

### To The Rear

Good sized enclosed landscaped garden with private aspect comprising large paved patio area to the immediate rear, areas laid to lawn, borders with a variety of plants, trees and shrubs; and sweeping block paved pathway leading to additional covered paved patio area. Kitchen garden area with raised beds and gravel borders. External tap and light. All enclosed by fencing and walling.

### Garage

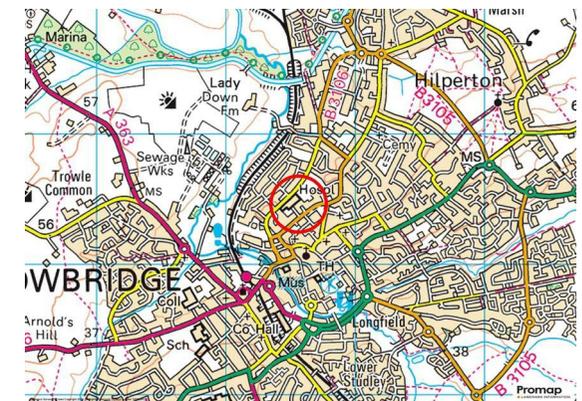
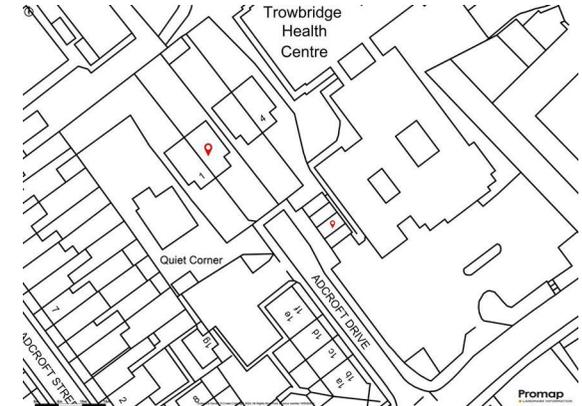
17'6" x 8'4" (5.34 x 2.55)  
Up and over door to the front.



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



Total area: approx. 153.3 sq. metres (1649.8 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.