



## 20a Innox Mill Close

Trowbridge BA14 9BA

A spacious and well presented modern, detached property situated at the end of a cul de sac on the Bradford on Avon side of town, conveniently situated close to the local shop, railway station, park, town centre, and well regarded Walwayne Primary school. Accommodation comprises entrance porch and hall, cloakroom, lounge/dining room, kitchen with integrated appliances and quartz worktops, two double bedrooms and four piece bath/shower room. Benefits include UPVC double glazing, gas central heating with Worcester combi boiler, corner plot garden with private outlook over the River Biss and fields; and driveway providing parking for two vehicles. Vendor suited with no onward chain.

**Offers Over £230,000**





## **ACCOMMODATION**

All measurements are approximate

### **Entrance Porch**

Composite door to the front. UPVC double glazed door to the:

### **Entrance Hall**

UPVC double glazed window to the front. Radiator. Stairs to the first floor. Telephone point. Fuse box. Panelled door to the cloak room. Doorway to the:

### **Lounge/Dining Room**

13'7 x 11'3 (4.14m x 3.43m)

UPVC double glazed French doors to the rear. Radiator. Coving. Television point. Doorway to the:

### **Kitchen**

9'9 x 9'3 (2.97m x 2.82m)

Triple aspect with UPVC double glazed windows to the front and side; and UPVC double glazed French doors to the rear. Radiator. Range of modern shaker style wall and base mounted units with tiled splash-backs and quartz work surfaces. Acrylic single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted Worcester combi boiler. Tiled flooring.



### **Cloakroom**

Obscured UPVC double glazed window to the side Radiator. Modern two piece white suite comprising wash hand basin and w/c with dual push flush. Extractor.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the side. Smoke alarm. Panelled doors off and into:

### **Bedroom One**

11'4 x 9'9 (3.45m x 2.97m)

UPVC double glazed French doors and windows to the rear leading onto balcony with views over fields. Radiator. Coving. Wardrobe included.

### **Bedroom Two**

9'9 x 9'3 (2.97m x 2.82m)

Dual aspect with UPVC double glazed window to the rear with views over fields and UPVC double glazed window to the side. Radiator. Coving.

### **Bath & Shower Room**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, shower cubicle with mains shower and doors enclosing, wash hand basin with

cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring and inset ceiling spotlights. Panelled door to cupboard with shelving. Access to loft space.

## **EXTERNALLY**

### **To The Front**

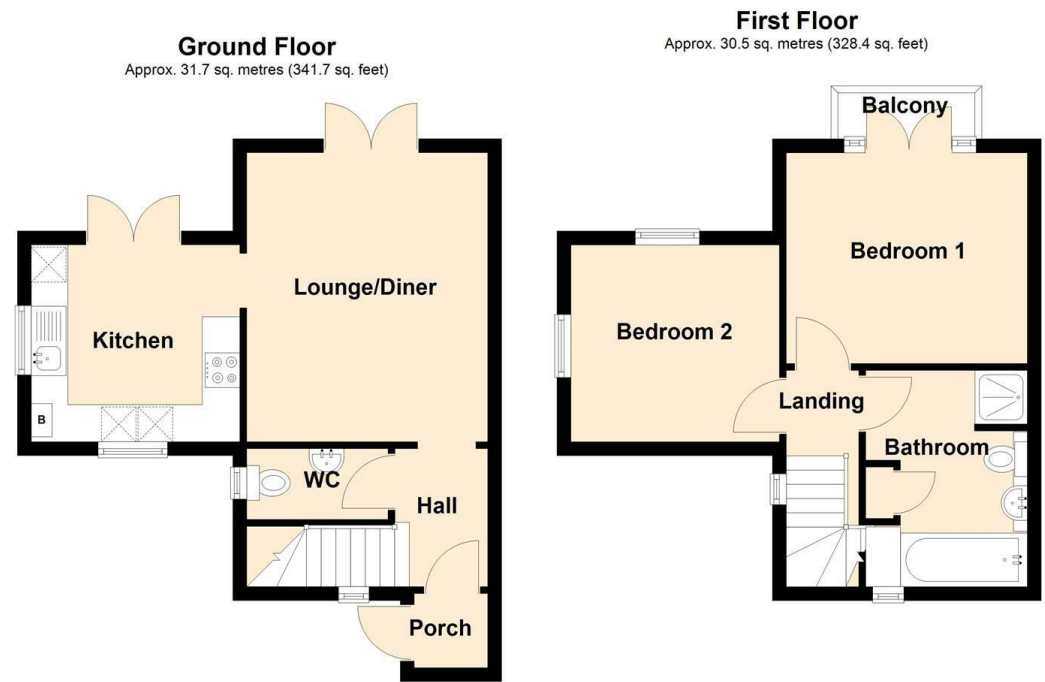
Gravel driveway providing off road parking with five bar gates leading onto continued gravel driveway. Steps to front door with entrance light. Storage area to the side for bin etc. Large shed. Opening to the:

### **Side & Rear Garden**

Landscaped garden with private outlook over the River Biss and fields, comprising composite decked area to the immediate rear, steps down to paved patio area and area laid to lawn with mixed borders. Gate and steps leading down to the river. Green house. Outside lights and tap. All enclosed by fencing.



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



Total area: approx. 62.3 sq. metres (670.1 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.

