



KINGSTONS



67 Mascroft Road **Trowbridge BA14 6GD**

A fantastic opportunity to purchase a well presented and extended detached five bedroom family home situated on the edge of the well regarded Castlemead development adjacent to fields with Greenlane Woods beyond. The spacious modern interior features two reception rooms, dining area, refitted kitchen with Neff & AEG appliances, tiled flooring and large family room with wood burner and atrium window. There are four bedrooms to the first floors, J&J en suite, family bathroom and fantastic master bedroom suite with built-in wardrobes and refitted en suite shower room to the top floor. Additional features include freehold solar panels, south facing professionally landscaped part walled gardens with Indian sandstone patios, large double garage and parking for up to four vehicles. Internal viewing is highly recommended.

Guide Price £525,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Stairs to the first floor. Smoke alarm. Tiled flooring, inset ceiling LED spotlights and coving. Panelled doors off and into:

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and mixer tap; and w/c. Tiled flooring and inset ceiling LED spotlights. Extractor fan.

Living Room

17'11" x 11'4" (5.46 x 3.45)

UPVC double glazed bay window to the front. Radiator. Feature fireplace with electric fire inset. Television and telephone points. Coving.

Study

10'0" x 8'9" (3.05 x 2.67)

UPVC double glazed bay window to the front. Radiator. Coving.

Dining Room

15'5" x 9'11" (4.70 x 3.02)

Contemporary vertical radiator. Tiled flooring, inset ceiling LED spotlights and coving. Open plan to family room and kitchen.

Refitted Kitchen

11'11" x 7'4" (3.63 x 2.24)

UPVC double glazed window to the rear. Contemporary radiator. Range of high gloss wall and base mounted units with quartz work surfaces and splash-backs. Inset stainless steel one and a half bowl sink unit with engraved drainer. Built-in AEG four ring induction and single ring gas hob with contemporary extractor hood over. Built-in high level electric oven and combination microwave oven. Integrated dishwasher, washing machine, wine fridge and fridge/freezer. Breakfast bar. Tiled flooring, inset ceiling LED spotlights and coving. Enclosed combi boiler.



Family Room

16'8" x 16'0" (5.08 x 4.88 (5.09 x 4.87))
Two UPVC double glazed windows to the side, three UPVC double glazed windows to the rear and UPVC double glazed sliding patio doors to the side. Atrium roof window. Two contemporary vertical radiators. Wood burner with soap stone surrounds and glass hearth. Television point. Tiled flooring and inset ceiling LED spotlights. Four ceiling speakers with amp.

FIRST FLOOR Landing

Balustrade. Smoke alarm. Inset ceiling LED spotlights. Panelled door to stairwell with stairs leading to master bedroom suite. Panelled doors off and into: linen cupboard and airing cupboard.

Bedroom Two

12'8" x 10'0" (3.86 x 3.05)
UPVC double glazed window to the rear. Radiator. Built-in wardrobes with mirrored sliding doors enclosing. Panelled door to the:

Jack & Jill En Suite

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with Mira shower over and doors enclosing, pedestal wash hand basin with mixer tap and w/c. Vinyl flooring and inset ceiling LED spotlights. Extractor fan. Shaving point. Panelled door to:

Bedroom Three

11'4" x 10'0" (3.45 x 3.05)
UPVC double glazed window to the rear. Radiator. Panelled door to large cupboard.

Bedroom Four

9'8" x 8'11" (2.95 x 2.72)
UPVC double glazed window to the front. Radiator.

Bedroom Five

9'8" x 8'10" max (2.95 x 2.69 max)
UPVC double glazed window to the front. 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 shower mixer tap, pedestal wash hand basin with mixer tap and w/c. Vinyl flooring and inset ceiling LED spotlights. Extractor fan. Shaving point.

SECOND FLOOR

Master Bedroom

25'0" x 17'3" max (7.62 x 5.26 (7.61 x 5.25) max)
Two UPVC double glazed windows to the front and double glazed Velux window to the rear. Two Radiators. Built-in run of wardrobes. Inset ceiling LED spotlights. Panelled door to large cupboard. Balustrade. Smoke alarm. Access to loft space. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Anthracite towel radiator. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboards under; and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling LED spotlights. Extractor fan. Shaving point. Illuminated and heated mirror.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Large areas laid to lawn with hedgerow borders. Gas and electric meters. Tarmac driveway to the front of double garage providing off road parking for four vehicles. Gated side pedestrian access to the rear.

To The Rear

Enclosed south facing garden comprising Indian sandstone patio area to the immediate rear with path leading to additional Indian sandstone patio area; and area laid to lawn. Timber log store. Hot and cold external taps. Outside lighting. All enclosed by fencing and walling with pedestrian gate leading onto driveway and additional pedestrian gate leading onto green space.

Double Garage

20'1" x 17'11" (6.12 x 5.46)
Two up and over doors to the front. Power and lighting. Eaves storage. Personal door to the side.

AGENTS NOTE:

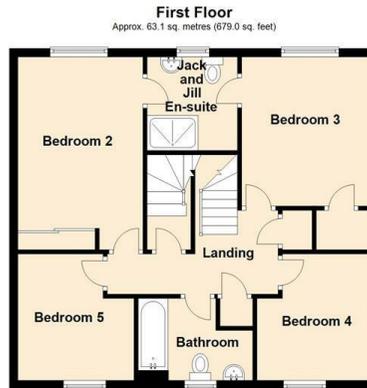
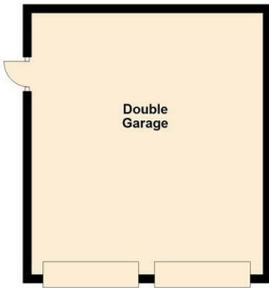
The property is sold with the added benefit of 16 Freehold, roof Solar Panels, 9KW Battery and two electrical charging points. Our clients have advised that in 2025 this system generated approximately 2700KW.

ESTATE CHARGE:

£205.76pa (2025/26)



Tenure **Freehold**
 Council Tax Band **F**
 EPC Rating **A**



Total area: approx. 230.7 sq. metres (2483.5 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.