

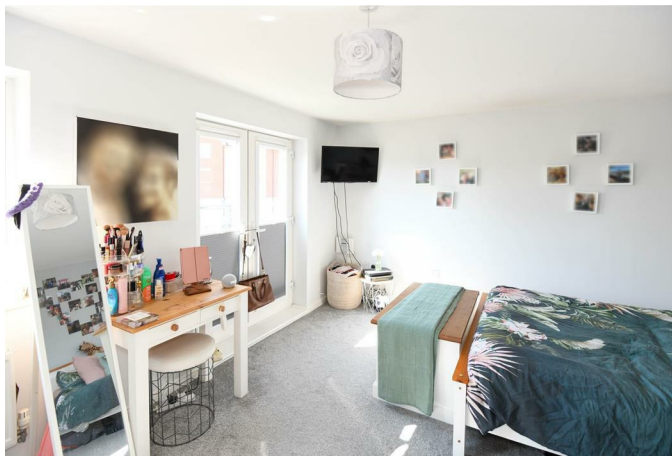


## 93 Mascroft Road Trowbridge BA14 6GD

A well presented and upgraded four bedroom town house boasting flexible accommodation over three floors, situated in the Castlemead development close to popular primary school, neighbourhood store, parkland and Green Lane woods. The modern interior boasts refitted kitchen/family/dining room with uPVC double doors onto garden, living room with Juliette balcony, shower room, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized low maintenance south-east facing garden with private aspect, garage and parking for two vehicles. This house would be ideal for a growing family and viewing is highly recommended.

**Offers Over £280,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Tiled flooring. Stairs to the first floor. Doors off and into: under stairs storage cupboard.

### Family/Dining Room

12'11 x 9'1 (3.94m x 2.77m)

UPVC double glazed window to the front. Radiator. Feature electric fireplace. High level recess with television point. Tiled flooring. Open plan to the:

### Kitchen/Breakfast Room

15'11 x 14'0 (4.85m x 4.27m)

UPVC double glazed window and French doors to the rear. Range of modern shaker style wall, base, drawer and larder units with kick space lighting, tiled splash-backs and wood effect square edge work surfaces. Belfast style sink with mixer tap. Built-in stainless steel four-ring gas hob with extractor hood over. Built-in high level stainless steel electric oven and microwave oven. Integrated dishwasher, washing machine, full height fridge and freezer. Breakfast bar. Tiled flooring and inset ceiling spotlights.

### Cloakroom

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

## FIRST FLOOR

### Landing

Stairs to the second floor. Doors off and into:

### Living Room

16'0 x 13'5 (4.88m x 4.09m)

UPVC double glazed window and French doors to the rear with Juliet balcony. Radiator. (Currently used as a bedroom)

### Bedroom Two

14'1 x 9'2 (4.29m x 2.79m)

UPVC double glazed window to the front.  
Radiator. Door to the shower room.

### Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with aqua-board surrounds comprising large walk-in shower enclosure with mains shower rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring. Illuminated mirror with shaving point. Extractor fan.

## SECOND FLOOR

### Landing

Access to loft space. Doors off and into: storage cupboard.

### Bedroom One

12'11 x 9'2 max (3.94m x 2.79m max)

UPVC double glazed window to the rear.  
Radiator. Door to the:

### En Suite Shower Room

Chrome towel radiator. Three piece white suite with aqua-board surrounds comprising large shower cubicle with mains rainfall shower over, additional shower attachment and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring. Illuminated mirror with shaving point. Extractor fan.

### Bedroom Three

11'4 x 9'2 (3.45m x 2.79m)

UPVC double glazed window to the front.  
Radiator.

### Bedroom Four

9'9 x 6'8 (2.97m x 2.03m)

UPVC double glazed window to the rear.  
Radiator.

### Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with aqua-board surrounds comprising panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring. Illuminated mirror with shaving point. Extractor fan.

## EXTERNALLY

### To The Front

Path to the front door with storm porch over. Areas laid to artificial lawn and mature shrub.

### To The Rear

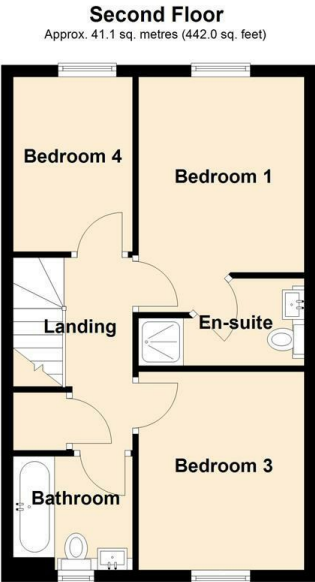
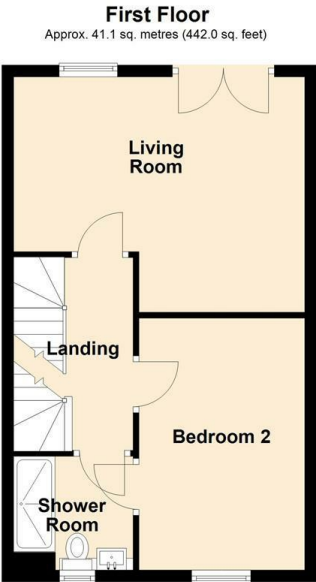
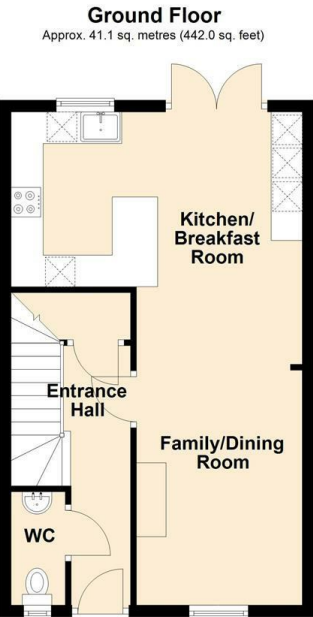
Good sized low maintenance south-east facing garden with private aspect comprising paved patio area to the immediate rear, area laid to artificial lawn and decked area. External tap, light and power point. All enclosed by fencing. Pathway to gate to the rear leading to garage and parking.

### Garage & Parking

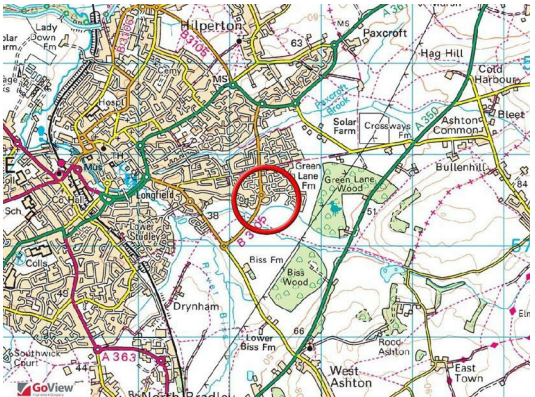
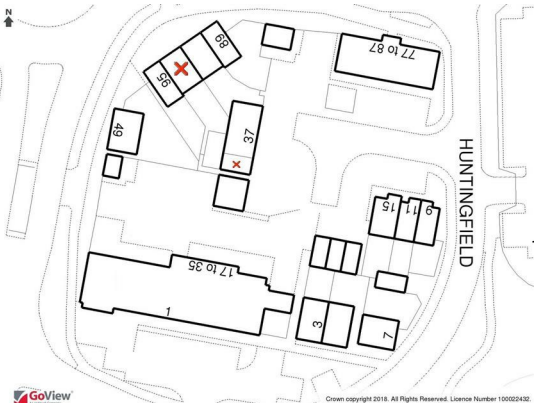
Located under adjacent coach house - see map. Up and over door to the front. Tandem parking for two vehicles.



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



Total area: approx. 123.2 sq. metres (1326.1 sq. feet)



  
**KINGSTONS**  
**Trowbridge Office**

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.