



KINGSTONS

76 Mascroft Road

Trowbridge BA14 6GN

A well presented three/four DOUBLE bedroom town house situated within the highly regarded Castlemead development close to popular primary school, shop and green lane woods. Viewing is highly recommended. Accommodation comprises entrance hall, cloakroom, family room, kitchen/dining room with integrated appliances, living room with Juliet balcony, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, enclosed south-west facing garden, 20ft x 10ft garage and parking. No onward chain.

Offers Over £260,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Smoke alarm. Fuse box. Wood effect flooring. Stairs to the first floor. Panelled doors off and into:

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Tiled effect vinyl flooring. Extractor fan.

Family Room

9'10 x 8'9 (3.00m x 2.67m)

UPVC double glazed window to the front. Radiator. Telephone point.

Kitchen/Dining Room

13'0 x 12'10 (3.96m x 3.91m)

UPVC double glazed window and French doors to the rear. Radiator. Selection of modern wall and base mounted units with kick space lighting, contrasting rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with glass splash-back and stainless steel extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Enclosed combi boiler. Space for table. Panelled door to under stairs storage cupboard. Tiled effect vinyl flooring. Smoke alarm.



FIRST FLOOR

Landing

Stairs to the second floor with storage recess under. Smoke alarm. Balustrade. Panelled doors off and into:

Living Room/4th Bedroom

13'0 x 9'2 (3.96m x 2.79m)
UPVC double glazed window and French doors to the front with Juliet balcony. Radiator. Television and telephone points. Wood effect flooring.

Bedroom One

13'0 x 9'7 max (3.96m x 2.92m max)
Two UPVC double glazed windows to the rear. Radiator. Panelled door to the:

En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

SECOND FLOOR

Landing

Access to loft space. Smoke alarm. Balustrade. Panelled doors off and into: linen cupboard with shelving.

Bedroom Two

13'1 x 10'1 max (3.99m x 3.07m max)
Two UPVC double glazed windows to the front. Radiator.

Bedroom Three

13'1 x 9'5 max (3.99m x 2.87m max)
Two UPVC double glazed windows to the rear. Radiator.

Family Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over with glass screen enclosing, pedestal wash hand basin and w/c and dual flush w/c. Wood effect vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to slate chippings and laurel hedge. Gas and electric meters. Enclosed by railings.

To The Rear

Enclosed south facing rear garden comprising covered decked area to the immediate rear with lighting, area laid to artificial lawn and area laid to slate chippings. All enclosed by fencing with gated rear pedestrian access leading to garage and parking.

Garage & Parking

20'1 x 10'2 (6.12m x 3.10m)
Up and over door to the front. Eaves storage. Parking space to the front.

AGENTS NOTE:

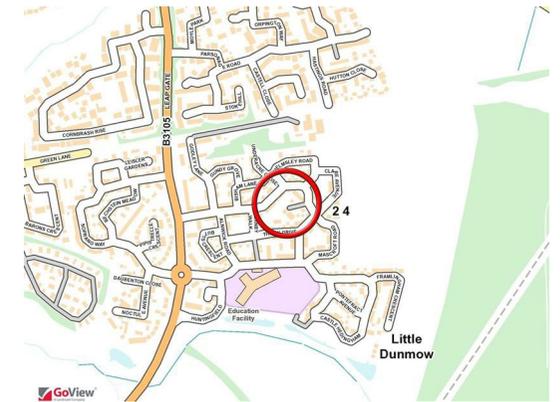
There is a yearly estate charge - £199.36 for the period 01/04/2024-31/03/2025 (paid in full)



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



Total area: approx. 115.3 sq. metres (1240.9 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.