



YARNBROOK GARDENS, TROWBRIDGE

£325,000 Freehold

Offered with no onward chain, this is a fantastic three bedroom detached home on a popular modern development in Trowbridge.



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Built by Newland Homes in 2020 this modern three bedroom detached family home offers comfort and style and being only five years old is still within it's 10 year New Homes Warranty.

The property is located in a popular development, with junior and secondary schools conveniently close by. The property is also a short distance from the Spitfire Retail Park offering a great selection of retail stores, eateries and leisure facilities.

The downstairs accommodation comprises a welcoming entrance hall with cloakroom, a beautifully presented lounge and an equally superb kitchen/dining room. The kitchen includes an integral fridge/freezer and dishwasher, head height Neff double oven and Neff five ring gas hob.

French doors from the kitchen lead to a good size garden, mainly laid to lawn with the addition of a useful garden shed for storage.

Upstairs the property offers two double rooms and a third single bedroom. There is a useful storage cupboard and a family bathroom.

The master bedroom offers an en-suite shower room and the delightful addition of a walk-in wardrobe.

There are two allocated parking spaces at the start of the path leading to the property.

The property is close to the town centre of Trowbridge with a good selection of nearby supermarkets and conveniences and located on main bus routes. Trowbridge rail station is on the Wessex Main Line rail link with routes to Bath, Bristol, Cardiff, Waterloo and Paddington (changes required to get to Waterloo or Paddington) and the south coast.





- No Onward Chain
- Excellent Order Throughout
- Close to shops and schools
- Internally Finished to a High Specification
- Three Bedrooms

- Master Bedroom with En-Suite Shower Room
- Kitchen/Dining Room
- Lounge
- Two Allocated Parking Spaces
- Built in 2020

Entrance Hall

Cloakroom

Lounge

11'1" x 16'3"

Kitchen/Dining Room

17'3" x 13'7"

Master Bedroom

9'9" x 12'9"

Walk in Wardrobe 6'1" x 4'4"

En-suite Shower Room

Bedroom 2

10'7" x 10'7"

Bedroom 3

10'7" x 6'8"

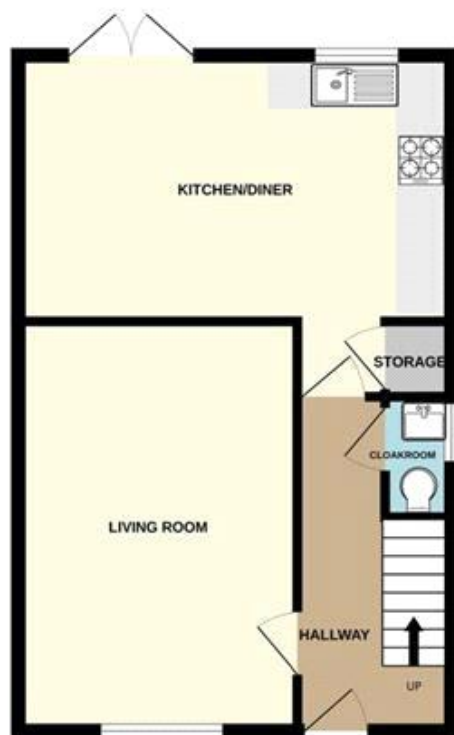
Family Bathroom

Rear Garden

Two Allocated Parking Spaces



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: D
(Wiltshire Council)
Tenure: Freehold
Annual Service Charge
currently £200.
Parking options: Driveway
Garden details: Enclosed
Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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