





1 Butts Crescent

Trowbridge BA14 6FA

A beautifully presented detached Freehold coach house with the benefit of attached courtyard garden tucked away in a small cul-de-sac within the well regarded Castlemead development close to countryside walks & shops. The accommodation comprises lounge/dining room, fitted kitchen with integrated appliances, two DOUBLE bedrooms, bathroom, UPVC double glazing and gas central heating system. Additional features include remaining NHBC warranty, two off road parking spaces and integral 19ft garage with large storage cupboard.

Offers Over £210,000









ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed door to the front. Vinyl flooring and inset ceiling spotlight. Smoke alarm. Stairs to the first floor.

FIRST FLOOR

Hallway

Double glazed Velux window to the rear. Radiator. Smoke alarm. Heating thermostat. Access to loft space. Doors off and into:

Lounge/Dining Room

19'1" x 10'1" (5.82m x 3.07m)
UPVC double glazed window to the front and double glazed Velux window to the rear. Two radiators. Electric fire switch.

Kitchen
9'6" x 9'4" (2.90m x 2.84m)
UPVC double glazed window to the front. Extensive range of high gloss wall and base mounted units with rolled top work surfaces and splash-backs. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. Built-in cupboard housing space for tumble dryer. Enclosed gas fired combi boiler. Carbon monoxide alarm. Tiled effect vinyl flooring.

Bedroom One
13'7" x 9'4" (4.14m x 2.84m)
UPVC double glazed window to the front. Radiator. Heating thermostat.

Bedroom Two
10'0" x 9'0" (3.05m x 2.74m)
Double glazed Velux window to the rear. Radiator.

Bathroom
Double glazed Velux window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds panelled bath with shower over, pedestal wash hand basin and w/c. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

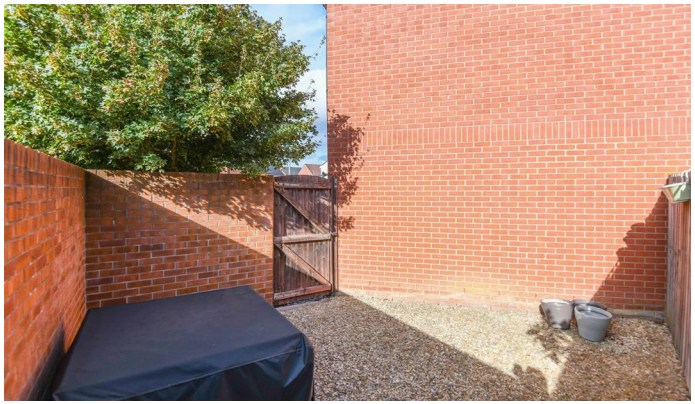
To The Front
Storm porch over front door and entrance light. Gravel area with tree and raised beds. Off road parking for 2 vehicles. Gate to the:

Courtyard Garden
14'9" x 13'1" (4.50 x 3.99)
Enclosed south-west facing courtyard garden located to the side of the coach house comprising area laid to loose stone chippings and mixed border with a variety of plants and shrubs. Enclosed by fencing and walling.

Garage
19'1 x 10'1 (5.82m x 3.07m)
Up and over door to the front. Power and lighting. Door to large storage cupboard.





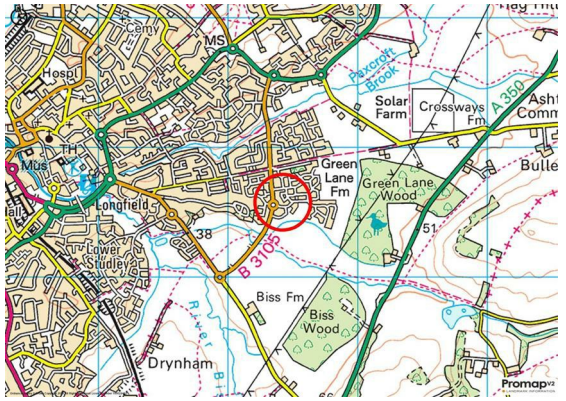


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**









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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.