



📍 Plot 9, Courtfield Gardens Polebarn Road,
Trowbridge, Wiltshire, BA14 7EG

💷 £450,000

A brand newly built, four bedroom, two bathroom, three storey, end of terrace, townhouse with private, well enclosed garden, garage and off street parking, which forms part of a small, exclusive development, in the heart of town, built by the renowned, awarding winning Ashford Homes.

- Brand Newly Built, Three Storey, End Of Terrace, Townhouse
- Four Bedrooms
- Bathroom & En Suite Shower Room
- Stunning, Open Plan Living Space
- Contemporary Kitchen Units & Integrated Appliances
- Exclusive Development Of Only 20 Homes
- Private, Well Enclosed Garden
- Garage & Driveway Parking
- Underfloor Heating Via An Air Source Heat Pump
- 10 Year, LABC Structural Warranty

🏠 Freehold

🏠 EPC Rating C



Courtfield Gardens is an impressive development, nestled next to the town park in the heart of Trowbridge. This exclusive collection of 20, high specification homes features 16 new build properties and four unique residences within a meticulously restored, Grade II Listed building.

Plot 9 is a beautifully appointed townhouse which offers over 1400 square feet of versatile accommodation, which is arranged over three floors and comprises; entrance hall with cloakroom off, office/snug/bedroom 3, stunning, open plan, first floor sitting/dining /kitchen area with contemporary units, integrated appliances and French doors opening onto a large balcony seating area which overlooks the park, utility room, principle bedroom with dressing room and en suite shower room, two further bedrooms and a bathroom with modern white suite.

Externally there is a well enclosed garden with paved patio seating area, which enjoys a good deal of privacy.

Integral, single garage with up and over door to front, door to hallway, power and lighting and EV charging point inside.

The property further benefits from underfloor heating via an air source heat pump, double glazing and a 10 year, LABC, structural warranty.

Situation

The property is situated in an exclusive, private setting, in the heart of the town centre and close to schooling for all age groups. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

EPC Rating; C

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

Complete and ready for immediate occupation





PLOTS 6 • 7 • 8 • 9

SECOND

Main Bedroom
3.03m x 4.05m
(9'12" x 13'4")

Bedroom 2
2.86m x 3.48m
(9'5" x 11'5")

Bedroom 4
2.13m x 2.84m
(6'12" x 9'4")

FIRST

**Kitchen /
Living Area**
5.29m x 9.60m
(17'4" x 31'6")

GROUND

Bedroom 3
3.12m x 3.32m
(10'3" x 10'11")

Total Net Sales Area
1420 sq.ft

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.