



⑨ Plot 2, Courtfield Gardens Polebarn Road,
Trowbridge, Wiltshire, BA14 7EG

£465,000

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

- New Home, Mid Terrace Townhouse
- Bathroom & Two En Suite Shower Rooms
- Contemporary Kitchen With Integrated Appliances
- Private Garden
- Underfloor Heating Via An Air Source Heat Pump
- Four Double Bedrooms
- Exclusive Development With Only 20 Homes
- Allocated Parking For Two Cars
- 10 Year, LABC Structural Warranty
- Separate Dressing Room To Bedroom 1

∅ Freehold

⑩ EPC Rating B



Courtfield Gardens is an exclusive collection of 20 exceptional homes, including 16 contemporary new-build properties and four characterful residences within a beautifully restored Grade II Listed building, nestled next to the town park in the heart of Trowbridge.

Plot 2 is an elegantly designed, mid terrace townhouse offering over 1,500 sqft of versatile living space across three floors. The ground floor features a welcoming entrance hall with a cloakroom, a stunning kitchen/dining room French doors opening onto the garden, plus a flexible office/snug or fourth bedroom. On the first floor, a spacious sitting room enjoys a large window with views over the park, a double bedroom, and an impressive family bathroom. The second floor will demonstrate the principal bedroom complete with a dressing room and en suite shower room, plus a further generously sized bedroom with a modern white suite.

The property benefits from two allocated parking spaces, which are situated in the car park at the end of the terrace and all come with an EV charging point. In addition, the property features underfloor heating via an air source heat pump, double glazing and a 10 year LABC structural warranty.

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

*Photos are of the show home and are for illustration purposes only

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; B

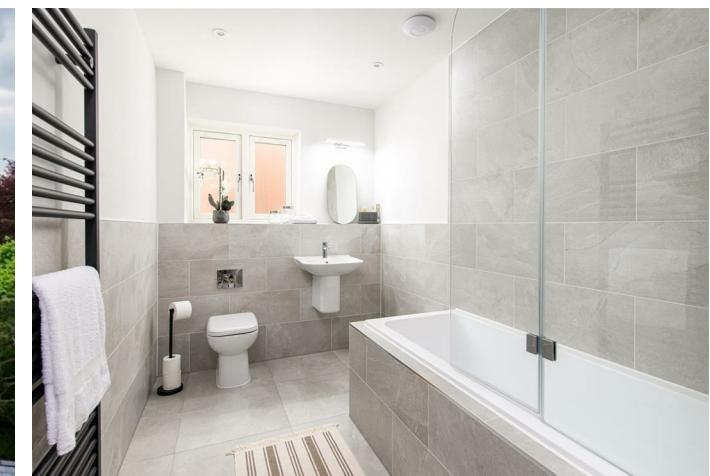
Council Tax Band: TBC

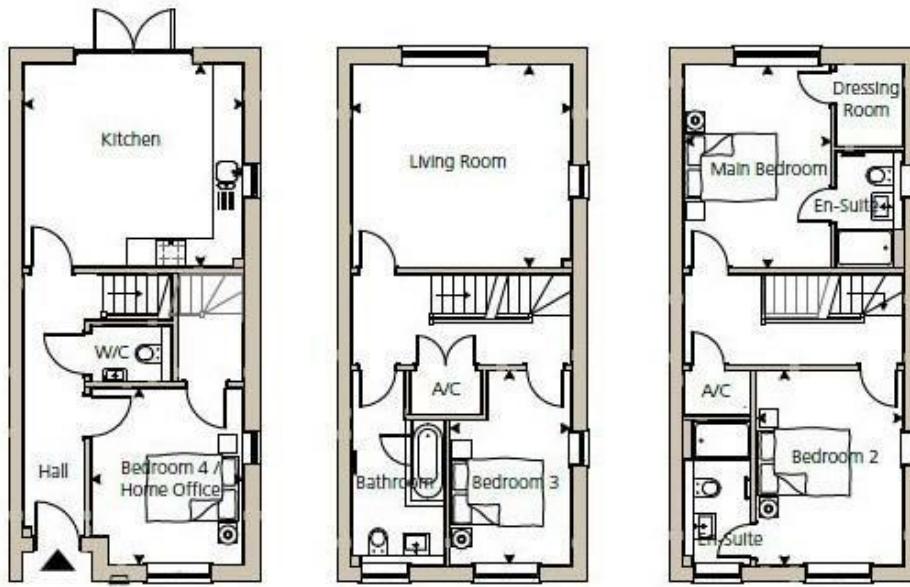
Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

Complete and ready for immediate occupation





PLOTS I - 5

SECOND

Main Bedroom
3.08m x 4.25m
(10'1" x 13'11")

Bedroom 2
3.08m x 4.08m
(10'1" x 13'5")

FIRST

Living Room
4.60m x 4.25m
(15'1" x 13'11")

Bedroom 3
2.53m x 4.08m
(8'4" x 13'5")

GROUND

Kitchen
4.60m x 4.25m
(15'1" x 13'11")

**Bedroom 4 /
Home Office**
3.19m x 3.70m
(10'6" x 12'2")

Total Net Sales Area
1539 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 firms 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.