



Wrights
01225 755553

Soprano Way, Trowbridge, Wiltshire, BA14 7WL

£400,000

This well presented four bedroom detached property is situated within a lovely quiet family area in the desirable Castlemead development on the outskirts of Hilperton, Trowbridge.

Featuring an updated kitchen/diner, utility room, downstairs cloakroom, an updated family bathroom and updated en-suite shower room with updated flooring throughout downstairs. This property includes a private and low maintenance rear garden with access to a garage right next to the property and a driveway with parking for two medium sized vehicles.

Situation

The property is situated within the popular Castle Mead development, with many local amenities including a shopping centre and two well regarded Primary Schools. The property is also situated within a stone's throw of lovely woodland walks. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



Four bedroom detached property

Kitchen/diner

Utility room

Dual aspect lounge with french doors to the garden

Refitted family bathroom and en-suite shower room

Generous low maintenance rear garden

Gas central heating and PVCu double glazing

Garage and driveway at front of property

Viewing highly recommended



The property comprises

Ground Floor

Entrance Hall

With composite front door, wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

Cloakroom

With wood laminate flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Lounge

11' 6" x 21' 3" (3.51m x 6.48m)

With wood laminate flooring, two radiators, PVCu double glazed window to the front and PVCu french doors to the rear garden.

Kitchen/Diner

8' 6" x 21' 3" (2.60m x 6.48m)

With wood laminate flooring, a range of eye level and base units, worktops with upstands, integrated eye level oven and gas hob with extractor hood over, space for fridge/freezer and dishwasher, one and a half bowl sink/drainers unit, two radiators and PVCu double glazed windows with wooden shutters to the front and rear.

Utility room

With wood laminate flooring, a range of eye level units, worktop with space for washing machine and tumble drier under, radiator and door to the rear garden.

First Floor

Landing

With large linen cupboard and loft hatch.

Bedroom 1

11' 11" x 11' 7" (3.62m x 3.54m)

With radiator and PVCu double glazed window to the rear.

En-suite

With full tiled flooring and walls, suite comprising shower enclosure with mains rainfall shower, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 2

12' 1" x 8' 8" (3.69m x 2.63m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.60m)

With radiator and PVCu double glazed window to the front.

Bedroom 4

9' 1" x 8' 2" (2.76m x 2.50m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath with mains rainfall shower over, close couple W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

The property is set back from the road with an area laid to gravel enclosed by wrought iron fencing, with a path to the front door. Driveway parking for two vehicles in front and the garage and gated access to the rear garden.

Garage

With up and over door to the front, power and light.

To the rear

The enclosed rear garden offers a spacious area laid to artificial lawn and a raised seating area laid to wooden decking. A gate provides access to the front of the property.

Council tax

The property is currently in council tax band E.

Tenure

The property is sold as freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 9000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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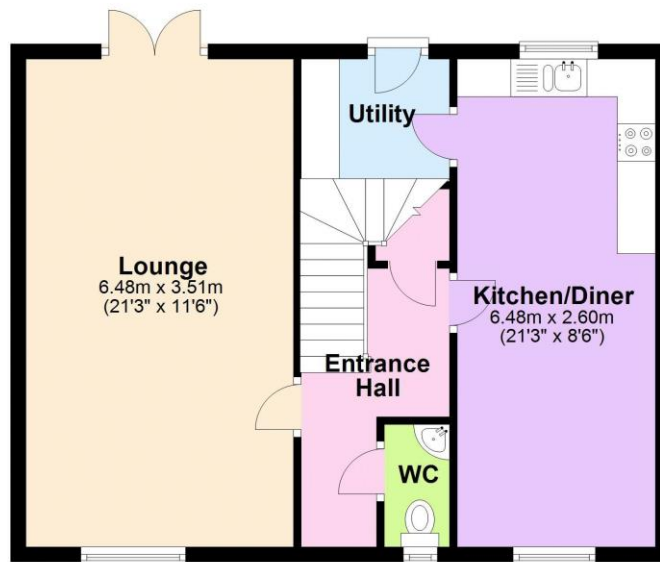
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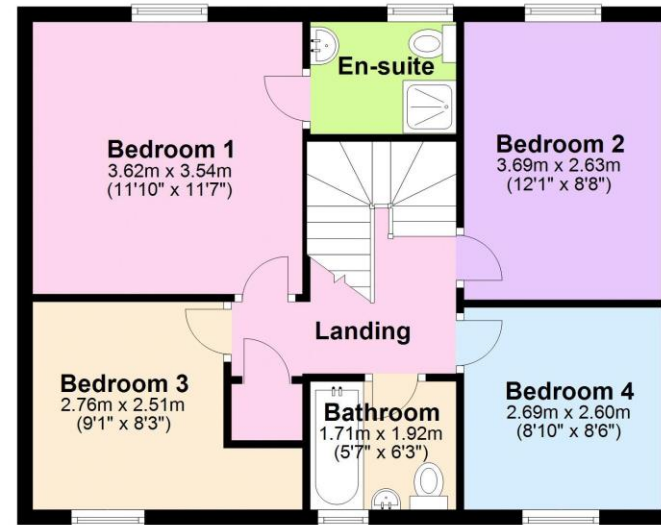
Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)

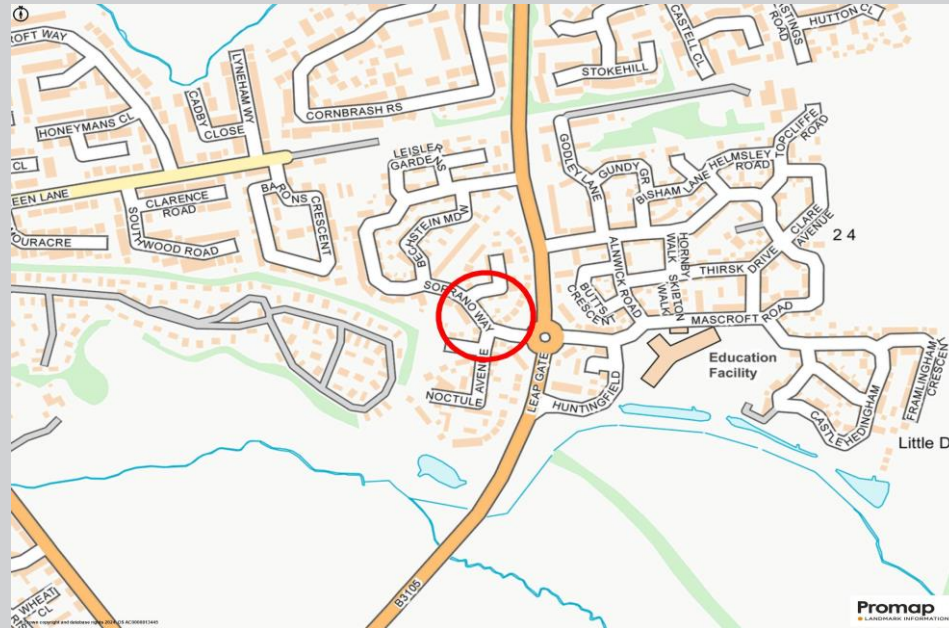


First Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 sq. feet)





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Disclaimer

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