



3 Leap Gate,  
Trowbridge, Wiltshire, BA14 6GJ



**KINGSTONS**





# KINGSTONS

ESTATE AGENTS

A beautifully presented town house boasting spacious and flexible living accommodation arranged over three floors. This modern family home benefits from an open aspect over looking green space and is situated within the well regarded Castlemead development close to two popular primary schools, shops, parkland walks and Green Lane woods. This former Charles Church home is finished to a high specification including fitted kitchen/breakfast room with integrated appliances, lounge/dining room with French doors onto garden, cloakroom, family bathroom, three double bedrooms with main bedroom having en-suite shower room and dressing room. Benefits include alarm system, good sized enclosed low maintenance gardens with private aspect and single garage and parking to the immediate rear of the property. Viewing is highly recommended.

**Offers Over £270,000**



## ACCOMMODATION - All measurements are approximate

### Entrance Hall

Front door with obscured glazing. Radiator. Stairs to the first floor. Smoke alarm. Thermostat. Alarm system. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Extractor fan. Tiled effect flooring and inset ceiling spotlights. Fuse box.

### Kitchen/Breakfast Room 12' 2" x 7' 1" (3.71m x 2.16m)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with granite effect work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Tiled effect flooring. Enclosed boiler. Carbon monoxide alarm.

**Lounge/Dining Room 17' 3" x 14' 3" (5.25m x 4.34m) max**  
UPVC double glazed French doors and windows to the rear. Two radiators. Television and telephone points. Panelled door to under stairs storage cupboard.

## FIRST FLOOR

### Landing

Balustrade. Stairs to the second floor. Radiator. Smoke alarm. Panelled doors off and into: storage cupboard with shelving.

**Bedroom Two 14' 2" x 11' 0" (4.31m x 3.35m) max**  
Two UPVC double glazed windows to the front. Radiator.

**Bedroom Three 14' 3" x 9' 1" (4.34m x 2.77m)**  
Two UPVC double glazed windows to the rear. Radiator

### Family Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring and inset ceiling spotlights.

## SECOND FLOOR

### Landing

Smoke alarm. Panelled door to the:

**Bedroom One 14' 4" x 12' 0" (4.37m x 3.65m) max**  
UPVC double glazed window to the front. Radiator. Television point. Access to loft space. Doorway to the:

**Dressing Room 9' 11" x 4' 9" (3.02m x 1.45m)**  
Velux window to the rear. Radiator. Panelled door to airing cupboard housing hot water tank and shelving. Floor to ceiling built-in double wardrobe with sliding mirrored doors enclosing. Panelled door to the:

### En Suite Shower Room

Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect flooring and inset ceiling spotlights.

## EXTERNALLY

### To The Front

Path to the front door with storm porch over and entrance light. Areas laid to stone chippings. Gas and electric meters.

### To The Rear

Enclosed rear garden with east facing aspect comprising gravel area to the immediate rear, area laid to lawn, shrubs and gravel pathway leading to large decked area. External power point and light. Enclosed by fencing with gated rear access leading to the:

**Garage & Parking 16' 5" x 8' 6" (5.00m x 2.60m)**  
Up and over door to the front. Power and lighting. Eaves storage. Tarmac driveway to the side.

**ESTATE CHARGE:** £179pa (2023/24)

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

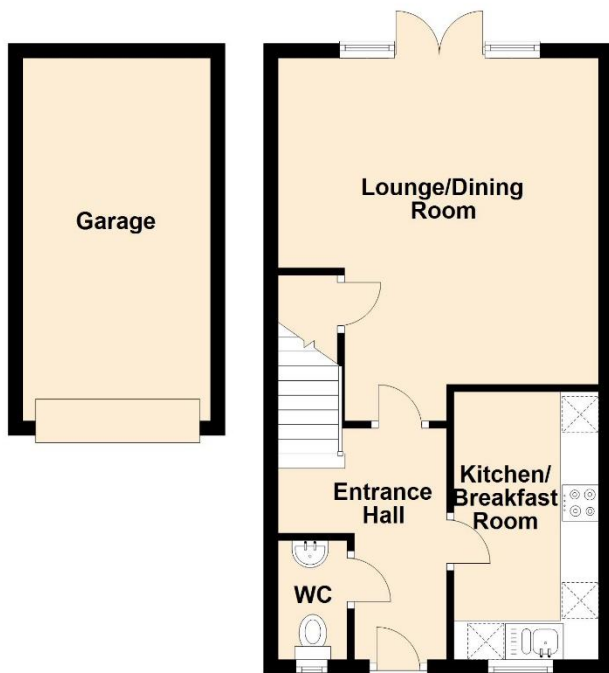
**Directions:** From our office in Fore Street, proceed out of town on the Hilperton Road. At the roundabout turn right into Hilperton Drive. At the next roundabout, take the third exit into Leap Gate. Continue along this road, past Cornbrash Rise and into Castlemead. The property can be found on the left hand side located via a Kingstons 'For Sale' board.





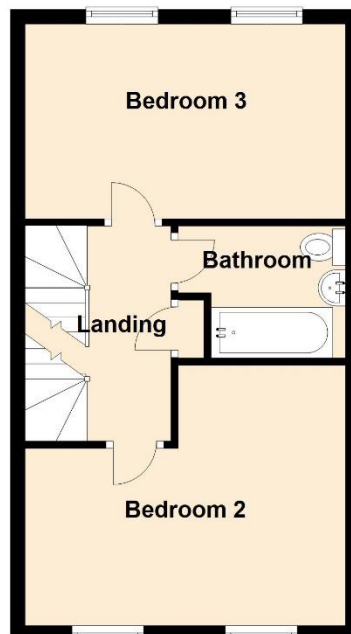
### Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



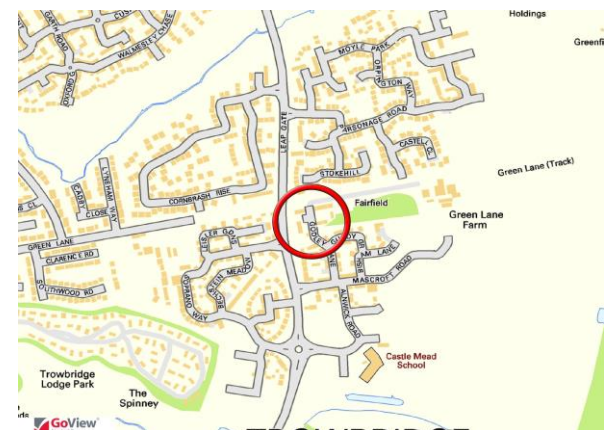
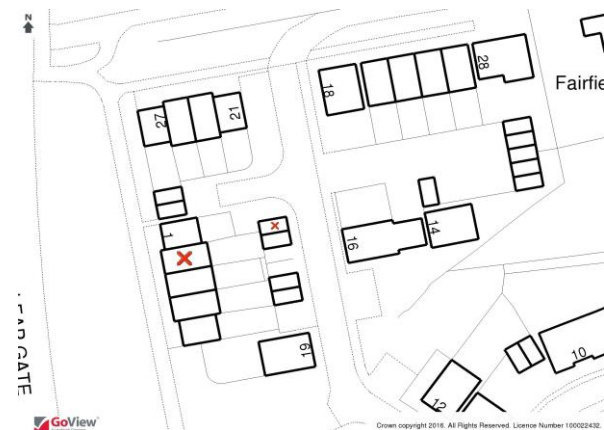
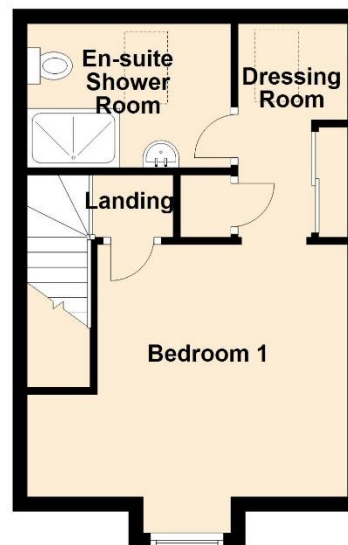
### First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



### Second Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 116.3 sq. metres (1252.3 sq. feet)

#### Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.