

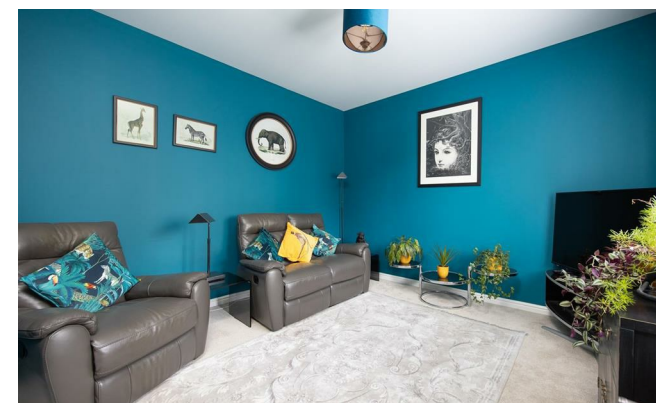


2 Pipistrelle Crescent

Trowbridge BA14 7WR

A fantastic opportunity to purchase a modern detached family home built by Charles Church and situated within the popular Castlemead development near to shop, well regarded primary school, green lane woods and parkland walks. The immaculate interior, finished to a high specification includes large entrance hall, dining/family room, dual aspect living room with feature fireplace, L shaped kitchen/dining room with integrated appliances and granite work surfaces, utility room, refitted cloakroom, master bedroom with refitted en suite shower room, three further double bedrooms and refitted family bathroom. Additional features include UPVC double glazing, gas central heating system, good sized enclosed landscaped gardens, 20ft x 10ft garage and double driveway for two vehicles. Early viewing is highly recommended.

Asking Price £400,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite panelled door to the front. Radiator. Stairs to the first floor with under stairs storage cupboard. Tiled flooring and inset ceiling spotlights. Smoke alarm. Hive heating controls. Panelled doors off and into:

Refitted Cloakroom (2023)

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor.

Living Room

21'6 x 11'4 (6.55m x 3.45m)

UPVC double glazed window to the front with fitted shutters. Radiator. Feature fireplace with marble surrounds and electric fire inset. Television and telephone points. UPVC double glazed French doors to the rear with fitted blinds.

Family/Dining Room

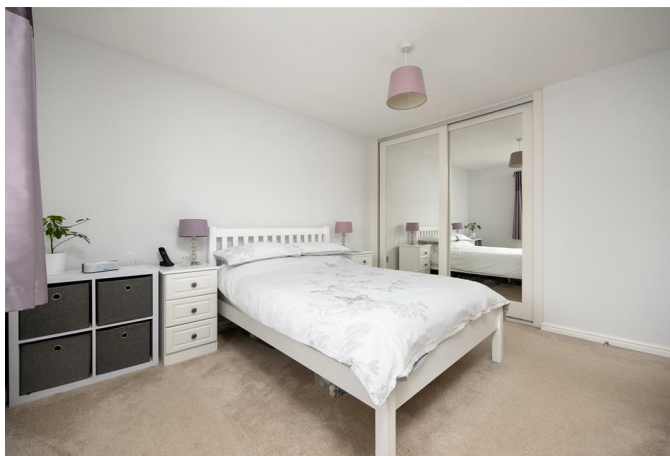
11'6 x 11'5 (3.51m x 3.48m)

UPVC double glazed window to the front with fitted shutters. Radiator. Television and telephone points.

Kitchen/Dining Room

15'11 x 14'9 max (4.85m x 4.50m max)

UPVC double glazed window to the side with fitted shutters. Radiator. extensive range of modern wall, base and drawer units with contrasting granite work surfaces and splash-backs. Inset stainless steel one and a half bowl sink unit with engraved drainer. Built-in high level stainless steel AEG electric double oven. Built-in stainless steel four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Space for dining table. Tiled flooring. UPVC double glazed French doors to the rear with fitted blinds. Panelled doors to the:



Utility Room

7'9" x 6'0" (2.36 x 1.83)

UPVC double glazed window to the rear. Modern wall and base mounted units with contrasting granite work surfaces and splash-backs. Inset stainless steel sink unit with engraved drainer. Plumbing for washing machine. Space for dryer. Tiled flooring. Enclosed Ideal boiler. Double glazed panelled door to the rear.

FIRST FLOOR

Landing

Radiator. Balustrade. Smoke alarm. Access to fully boarded loft space with ladder. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

11'9 x 11'2 (3.58m x 3.40m)

UPVC double glazed window to the front. Radiator. Large built-in wardrobe with sliding mirrored doors enclosing. Television point. Panelled door to the:

Refitted En Suite Shower Room (2023)

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with Hansgrohe mains shower over and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights. Mirrored cabinet.

Bedroom Two

13'4 x 11'9 max (4.06m x 3.58m max)

UPVC double glazed window to the front. Radiator. Recess.

Bedroom Three

12'9 x 9'7 max (3.89m x 2.92m max)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

11'0 x 7'3 (3.35m x 2.21m)

UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom (2023)

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath

with Hansgrohe mains shower over and glass screen enclosing, hand basin with cupboard under and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights. Mirrored cabinet.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Railings enclosing gravel borders with established plants and shrubs. Gravel area to the side. Gas and electric meters.

To The Rear

Good sized east facing enclosed garden comprising large paved patio area to the immediate rear and south side; and area laid to lawn. External tap and light. Enclosed by fencing and walling with gated side pedestrian access.

Garage & Driveway

20'4 x 10'5 (6.20m x 3.18m)

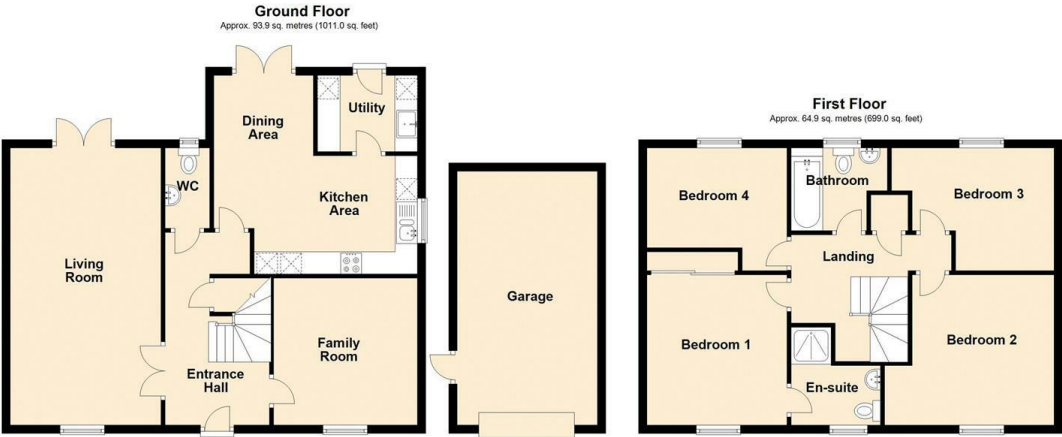
Up and over door to the front. Power and lighting. Eaves storage. Personal door to the side leading into garden. Double driveway providing off road parking for two vehicles.

ESTATE CHARGE:

£200.00pa



Tenure **Freehold**
Council Tax Band **E**
EPC Rating



Total area: approx. 158.9 sq. metres (1709.9 sq. feet)



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

