



7 Noctule Avenue

Trowbridge BA14 7XB

A beautifully presented and spacious family home built by Charles Church Homes, situated close to woodland and countryside walks on the well regarded Castle Mead development over-looking green space with oak trees to the front, and situated at the end of a quiet cul-de-sac. Located close to highly regarded primary schools, open parkland, play park, Green Lane Wood and shops. Accommodation comprises entrance hall, cloakroom, living room, office, 28ft kitchen/dining/family room with patio doors onto gardens and integrated appliances. There is an en-suite bath/shower room and family bath/shower room, as well as a downstairs cloakroom. Benefits include UPVC double glazing, gas central heating, enclosed professionally landscaped front and rear gardens, 21ft x 20ft double garage and driveway providing off road parking. Viewing highly recommended.

Offers Over £475,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Stairs to the first floor with cupboard under. Polished tiled flooring and inset ceiling spotlights. Smoke alarm. Thermostat. Doors off and into:

Living Room

17'9 x 11'9 (5.41m x 3.58m)
UPVC double glazed window to the front. Two radiators. Feature Bath Stone fireplace with electric log fire inset. Television point. Inset ceiling spotlights.

Office

10'2 x 9'4 (3.1m x 2.84m)
UPVC double glazed window to the front. Radiator. Inset ceiling spotlights.

Kitchen/Dining/Family Room

28'1 x 12'11 (8.56m x 3.94m)

Family/Dining Area

UPVC double glazed sliding patio doors to the rear. Radiator. Polished tiled flooring. Television point.

Kitchen Area

UPVC double glazed window to the rear. Radiator. Extensive range of wall, base, drawer and larder units with travertine tiled splashbacks and marble work surfaces. Breakfast bar. Inset stainless steel one and a half bowl sink unit with mixer tap and engraved drainer. Built-in stainless steel Miele electric oven with steam facility and grill, and Miele convector hob with Neff extractor hood over. Integrated Bosch dishwasher. Space for fridge/freezer. Polished tiled flooring and inset ceiling spotlights. Door to the:

Utility Room

5'11 x 5'10 (1.8m x 1.78m)
Radiator. Range of wall, base and shelving units with tiled splash-backs and marble work surfaces. Inset stainless steel sink unit with mixer tap and engraved drainer. Plumbing for washing machine. Polished tiled flooring. Obscured double glazed door to the side. Enclosed Glow-Worm boiler. Carbon monoxide alarm.

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Polished tiled flooring. Extractor fan.

FIRST FLOOR

Landing

Balustrade. Smoke alarm. Access to loft space. Doors off and into: cupboard housing hot water tank.

Bedroom One

14'5 x 10'0 (4.39m x 3.05m)

Two UPVC double glazed windows to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Inset ceiling spotlights. Door to the:

En Suite Bath & Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Fully tiled with four piece white suite comprising panelled bath with shower mixer tap, large shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Two

13'5 x 9'9 max (4.09m x 2.97m max)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Inset ceiling spotlights.

Bedroom Three

11'10 x 10'2 (3.61m x 3.1m)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed window to the rear. Radiator.

Bedroom Five

8'6 x 6'8 (2.59m x 2.03m)

UPVC double glazed window to the rear. Radiator.

Family Bath & Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Fully tiled with four piece white suite comprising panelled bath with shower

mixer tap, large shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over and entrance light. Professionally landscaped garden with areas laid to loose stone chippings and well stocked established borders with a variety of plants, trees and shrubs. Enclosed by picket fencing. Entrance light to the side utility door. Outside tap. Driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized professionally landscaped garden with private aspect, area laid to lawn, pergola with grape vines, pond, and well stocked established borders with a variety of plants, trees and shrubs. Breeze House with seating, glass-topped table and heater. Robinsons Victorian style greenhouse, power point and lighting. Vegetable garden area. External power points and lighting to the garden. All enclosed by fencing and walling.

Double Garage

21'4 x 20'1 (6.5m x 6.12m)

Two up and over doors to the front. Power and lighting. Eaves storage. Obscured double glazed door to the side.



Tenure **Freehold**
Council Tax Band **F**
EPC Rating **B**



Total area: approx. 189.5 sq. metres (2039.5 sq. feet)



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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.

