



16 Castle Hedingham Trowbridge BA14 6GS

- Beautifully Presented & Spacious FIVE Bedroom Detached Family Home
- Close to Woodland & Countryside, Shop & Primary School
- Cloakroom, En Suite & Bathroom
- Replacement Carpets & Redecorated
- Gardens to the Front & Rear
- On the well regarded Castlemead Development Over-Looking Green Space
- Living Room & 27ft kitchen/Dining/Family Room with Integrated Appliances
- NHBC Guarantee with 3 years Remaining
- 19ft x 10ft Garage & Driveway
- No Onward Chain

Guide Price £435,000



Entrance Hall

Obscured double glazed, panelled door to the front. Radiator. Luxury vinyl tiled flooring. Stairs to the first floor with storage recess under. Telephone point. Fuse box. Panelled doors off and into: garage.

Cloakroom

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

Living Room

15'6" x 10'2" (4.72 x 3.10)
UPVC double glazed window to the front. Radiator. Television and telephone points.

Kitchen/Dining/Family Room

27'9" x 9'10" (8.46 x 3.00 (8.45 x 2.99))
Two set of UPVC double glazed French doors to the rear. UPVC double glazed window to the rear. Radiator. Range of modern wall, base and drawer units with wood effect rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel AEG electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated AEG washing machine, dishwasher and fridge/freezer. Enclosed Ideal combi boiler. Carbon monoxide alarm. Luxury vinyl tiled flooring. Inset ceiling spotlights to kitchen area.



FIRST FLOOR

Landing

Balustrade. Access to loft space. Smoke alarm. Panelled doors off and into:

Bedroom One

14'0" x 11'8" max (4.27 x 3.56 (4.26 x 3.55) max)

UPVC double glazed window to the front. Radiator. Panelled door to storage cupboard. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. 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 flush. Extractor fan. Shaving point. Tiled flooring.

Bedroom Two

13'3" x 10'0" (4.04 x 3.05)

UPVC double glazed window to the front. Radiator.

Bedroom Three

11'1" x 10'4" (3.38 x 3.15)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

12'1" x 9'8" max (3.68 x 2.95 max)

UPVC double glazed window to the rear. Radiator.

Study/Bedroom Five

7'10" x 7'1" (2.39 x 2.16)

UPVC double glazed window 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 flush. Extractor fan. Shaving point. Tiled flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Boarder with shrubs. Large area laid to lawn with mature (protected) tree. Driveway providing off road parking for three vehicles. Gated side pedestrian access to the rear.

To The Rear

Enclosed landscaped garden comprising large paved patio area to the immediate rear, area laid to lawn, borders with trees and shrubs; step up to additional area laid to lawn and deck seating area. Outside tap. Area to the side laid to loose stone chipping providing storage. All enclosed by fencing and walling with gated pedestrian access to the front.

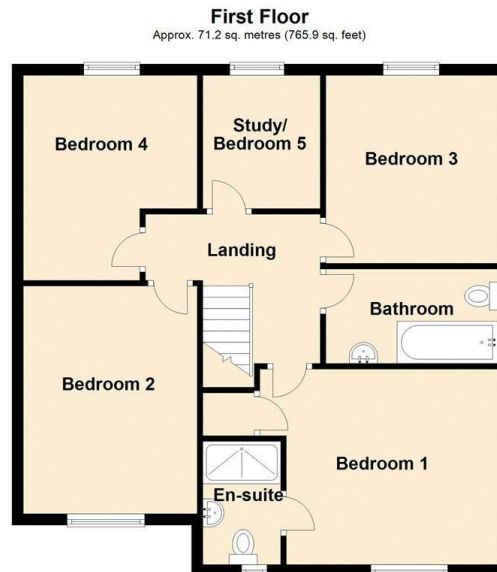
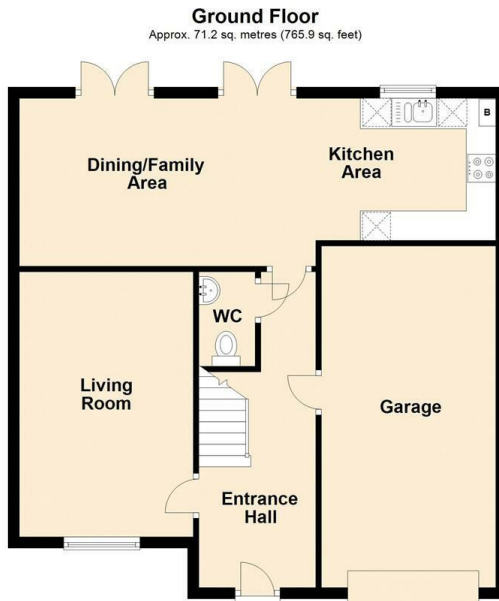
Garage

19'10" x 10'3" (6.05 x 3.12)

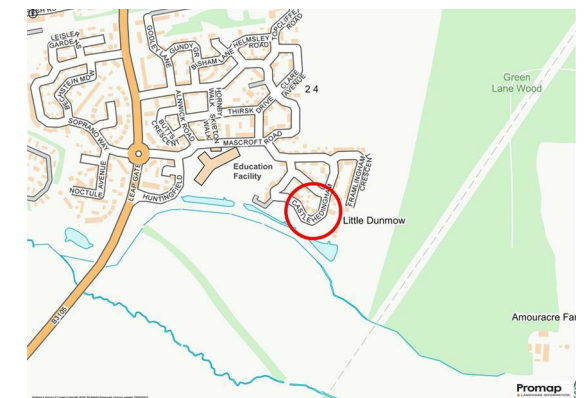
Up and over door to the front. Power and lighting. Panelled door to the entrance hall.



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



Total area: approx. 142.3 sq. metres (1531.9 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.