



19 Godley Lane,
Trowbridge, Wiltshire, BA14 6GE



KINGSTONS



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ESTATE AGENTS

A beautifully presented modern four bedroom detached family home over-looking green space and situated near to shop, parkland walks and primary school within the popular Castlemead development. The spacious interior comprises dual aspect living room with patio doors onto gardens, large dual aspect modern fitted kitchen/dining room with integrated appliances, utility room, cloakroom, galleried landing, family bathroom and master bedroom with en-suite shower room. Features include UPVC double glazing, gas central heating system, enclosed walled gardens, garage and parking space. The property is also sold with the added benefit of no onward chain, early viewing is highly recommended.

Guide Price £315,000



ACCOMMODATION - All measurements are approximate.

Entrance Hall

Part obscured double glazed panelled door to the front. Radiator. Stairs to the first floor with cupboard under. Telephone and Virgin Media points. Smoke alarm. Wood effect flooring. Panelled doors off and into:

Cloakroom

Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Wood effect flooring. Extractor fan.

Living Room 20' 2" x 11' 3" (6.14m x 3.44m)

UPVC double glazed window to the front. Two radiators. Television point. UPVC double glazed French doors to the side.

Kitchen/Dining Room 20' 2" x 11' 6" (6.14m x 3.51m)

UPVC double glazed windows to the front and side. Two radiators. Comprehensive range of wall and base mounted units with rolled top work surfaces and splash-backs. Island unit with breakfast bar. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in AEG stainless steel electric oven and four-ring gas hob with stainless steel splash-backs and extractor canopy over. Integrated dishwasher. Space for fridge/freezer. Television point. Tiled effect flooring. Space for dining table. Panelled door to the:

Utility Room 6' 4" x 5' 9" (1.92m x 1.76m)

Double glazed door to the rear. Radiator. Selection of wall and base mounted units with rolled top work surfaces. Plumbing for washing machine. Enclosed boiler and heating control panel. Tiled effect flooring.

FIRST FLOOR

Galleried Landing

UPVC double glazed window to the front. Radiator. Balustrade. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One 12' 0" x 9' 3" (3.67m x 2.82m) min

UPVC double glazed window to the side. Radiator. Built-in run of wardrobes. Television and Virgin Media points. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with Mira shower and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point. Tiled effect flooring.

Bedroom Two 11' 7" x 10' 4" (3.52m x 3.16m)
UPVC double glazed window to the front. Radiator.

Bedroom Three 9' 7" x 8' 2" (2.92m x 2.48m)
UPVC double glazed window to the side. Radiator.

Bedroom Four 8' 3" x 7' 10" (2.52m x 2.39m)
UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Tiled effect flooring. Shaving point.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to slate chippings. Gas and electric meters. Path and gate to the side/rear.

To The Rear & Side

West facing enclosed landscaped walled gardens comprising large patio area and large area laid to lawn. External power point and tap. Path leading across the rear of the property to gated side pedestrian access. Enclosed by fencing and walling.

Garage & Parking

Up and over door to the front. Eaves storage. Parking space to the left hand side.

Green Square Estate Charge: Approximately £11pcm

COUNCIL TAX BAND: E

SERVICES: All mains services are connected.

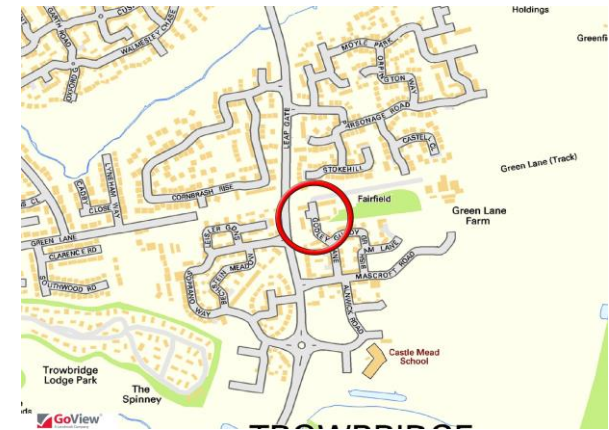
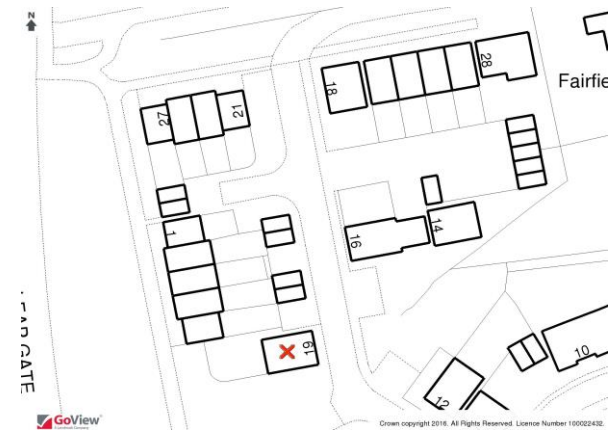
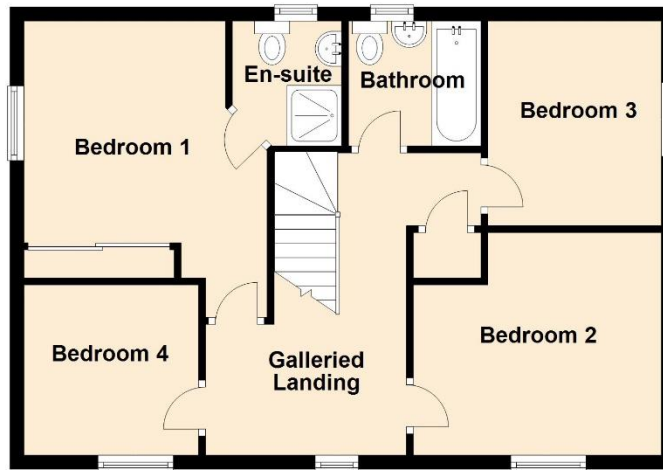
Directions: From our office in Fore Street, proceed out of town on the Hilperton Road. At the roundabout turn right into Hilperton Drive. Continue along until the next roundabout and take the third exit into Leap Gate. Continue along this road, past Cornbrash Rise, and into the Castlemead development. Take the first left into Mascroft Road and then the first left into Godley Lane. Follow the road to the left and the property can be found on the left hand side.



Ground Floor
Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor
Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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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