5 Bechstein Meadow

Trowbridge BA14 7WN

A well presented, modern detached family home located within the highly regarded Castlemead development close to shop, parkland walks, Green Lane woods and primary schools. The neutrally presented interior features dual aspect living room, dual aspect kitchen/dining room, utility room, cloakroom, four good sized bedrooms, upgraded en-suite shower room and family shower room, gas central heating and UPVC double glazing. External features include good sized landscaped walled gardens with private south-easterly aspect, garage and off road parking. Viewing is highly recommended.

Offers Over £335,000

ACCOMMODATION
All measurements are approximate

Entrance Hall
Part obscured double glazed composite panelled door to the front. Mat-well. Radiator. Stairs to the first floor with cupboard under. Telephone point. Thermostat. Smoke alarm. Panelled doors off and into:

Cloakroom
Radiator. Corner pedestal wash hand basin with tiled splash-backs and mixer tap; and w/c with dual push flush. Extractor fan. Tiled effect vinyl flooring. Fuse box.

Living Room
20'2" x 11'5" (6.14 x 3.48)
UPVC double glazed window to the front. Two radiators. Television and telephone points. UPVC double glazed French doors to the side.

Kitchen/Dining Room
20'2" x 11'6" (6.14 x 3.50)
UPVC double glazed windows to the front and side. Two radiators. Extensive range of modern wall, base and drawer units with rolled top work surfaces and metro tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with pull down spray mixer tap. Built-in AEG stainless steel electric oven and four-ring gas hob with stainless steel splash-backs and extractor canopy over. Plumbing for dishwasher. Space for fridge/freezer. Television point. Wood effect vinyl flooring and inset ceiling spotlights. Space for dining table. Panelled door to the:

Utility Room
6'4" x 5'9" (1.93 x 1.75)
Obscured UPVC double glazed door to the rear. Radiator. Selection of modern wall and base mounted units with square edge work surfaces. Plumbing for washing machine. Space for dryer. Enclosed Ideal logic gas central heating boiler and heating control panel. Tiled effect vinyl 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 pressurised hot water tank and shelving.

Bedroom One
12'2" x 11'5" (3.71 x 3.48)
UPVC double glazed window to the side. Radiator. Built-in run of Sharpes wardrobes housing space and point for television. Inset ceiling spotlights. Panelled door to the:

Upgraded En Suite Shower Room
Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part slate effect tiled surrounds comprising corner shower cubicle with mains rain-fall shower over, additional shower attachment and sliding doors enclosing, wash hand basin with cupboard under and mixer tap; and w/c with dual push flush. Shaving point. Slate effect tiled flooring. Illuminated mirror.

Bedroom Two
11'6" x 10'4" (3.50 x 3.15)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Three
9'6" x 8'2" (2.89 x 2.49)
UPVC double glazed window to the side. Radiator. Coving.

Bedroom Four
8'3" x 7'10" (2.51 x 2.39)
UPVC double glazed window to the front. Radiator.

Family Bathroom
Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, mains shower over and glass screen enclosing, pedestal wash hand basin with mixer tap; and w/c with dual push flush. Shaving point and extractor fan. Wood effect vinyl flooring and inset ceiling spotlights.

EXTERNALLY

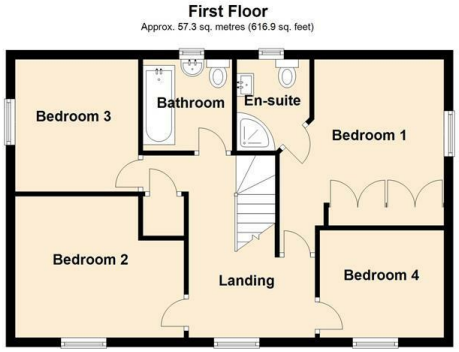
To The Front & Side
Path to the front door with storm porch over and entrance light. Area laid to lawn with hedgerow to the front. Area laid to loose stone chippings with shrubs. Gas and electric meters.

To The Rear & Side
Good sized landscaped, walled garden with private south-easterly aspect comprising paved patio area, area laid to lawn, additional paved patio area and borders with a variety of plants and shrubs. Paved and gravel areas across the rear of the property providing ample storage for bins etc. Outside tap, power points and lights. All enclosed by walling with gated access leading to garage and parking.

Garage & Parking
17'1" x 9'6" (5.2 x 2.9)
Single garage located under adjacent coach house. Up and over door to the front. Parking to the front for two vehicles in tandem.

ESTATE CHARGE:
£205.76pa (2025/26)

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



Total area: approx. 129.6 sq. metres (1394.6 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.