



31 Castle Hedingham Trowbridge BA14 6GS

A beautifully presented FIVE bedroom detached executive style house tucked away on the edge of the favoured Castlemead development close to primary schools, Green Lane woods, parkland walks and local shop. The modern spacious interior arranged over three floors boasts living room, large open plan family/ dining room to fitted kitchen with integral appliances, two en-suites, family bathroom, upgraded luxury carpets, uPVC double glazing with fitted shutters and gas central heating system. External features include driveway for up to 6 vehicles, detached double garage and enclosed hard landscaped, low maintenance gardens with private aspect. Viewing is highly recommended to fully appreciate the expansive accommodation this fantastic family home is able to offer.

Offers Over £475,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Metal panelled door to the front. Radiator. Stairs to the first floor. Smoke alarm. Fuse box. Wood effect flooring. Panelled doors off and into:

Living Room

17'2" x 11'4" max (5.23m x 3.45m max)
UPVC double glazed bay window to the front with fitted shutters. Radiator. Television and telephone points. Inset ceiling spotlights.

Open Plan Kitchen/Family/Dining Room

Dining/Family Area

27'3" x 9'11" (8.31m x 3.02m)
UPVC double glazed bay window to the front with fitted shutters. Two radiators. Wood effect flooring and inset ceiling spotlights. UPVC double glazed window to the rear. Central heating controls. Open plan to the:

Kitchen Area

17'4" x 9'8" (5.28m x 2.95m)
UPVC double glazed window and French doors to the rear. Radiator. Extensive range of modern wall, base and drawer units with wood effect rolled top work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in stainless steel AEG electric oven and four-ring induction hob with stainless steel splash-back and extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Wood effect flooring and inset ceiling spotlights. Cupboard housing combi boiler. Water softener.

Cloakroom

Radiator. Two piece white suite with extended tiled surrounds comprising pedestal wash hand basin with mixer tap and w/c with dual push flush. Wood effect flooring. Extractor fan.

FIRST FLOOR Landing

Balustrade. Smoke alarm. Panelled door to stairwell with stairs leading to master bedroom suite. Panelled doors off and into: linen cupboard and separate airing cupboard.

Bedroom Two

14'9" x 10'2" (4.50m x 3.10m)
UPVC double glazed window to the rear with fitted shutters. Radiator. Panelled door to the:

Jack & Jill En Suite Shower Room

Obscured UPVC double glazed window to the rear with fitted blind. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with electric shower and doors enclosing, pedestal wash hand basin with mixer tap and w/c with dual push flush. Wood effect flooring. Shaving point and extractor fan. Panelled door to:

Bedroom Three

11'5" x 9'11" (3.48m x 3.02m)
UPVC double glazed window to the rear with fitted shutters. Radiator. Panelled door to large cupboard.

Bedroom Four

9'9" x 9'0" (2.97m x 2.74m)
UPVC double glazed window to the front with fitted shutters. Radiator.

Bedroom Five

9'10" x 8'11" (3.00m x 2.72m)
UPVC double glazed window to the front with fitted shutters. Radiator.

Family Bathroom

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

SECOND FLOOR Primary Bedroom Suite

27'4" x 17'3" (8.33m x 5.26m)

Bedroom Area

UPVC double glazed window to the front with fitted shutters and double glazed Velux window to the rear with fitted blind. Radiator. Panelled door to large cupboard.

Dressing Area

UPVC double glazed window to the front with fitted shutters. Radiator. Built-in storage system with hanging rails and shelving. Balustrade. Access to loft space. Panelled door to the:

Upgraded En Suite Bath & Shower Room

Two double glazed Velux windows to the rear with fitted blinds. Radiator and towel radiator. Four piece white suite with extended tiled surrounds comprising panelled bath, large shower cubicle with mains shower and doors enclosing, wash hand basin with mixer tap and drawer under, and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to loose stone chippings with railings enclosing. Gas and electric meters. Tarmac double width driveway to the front of double garage providing off road parking for up to 6 vehicles. Gated side pedestrian access to the rear.

To The Rear

Enclosed low maintenance landscaped garden with a private aspect comprising large decked area to the immediate rear, large area laid to loose stone chippings and boxed borders with a variety of plants trees and shrubs. Additional area to the rear of garage laid to loose stone chippings providing storage area. Outside tap. All enclosed by fencing and walling with side gate to garage/driveway.

Double Garage

20'6" x 20'0" (6.25m x 6.1m)
Two up and over doors to the front. Power and lighting. Boarded loft space with ladder.

Estate Charge:

£205.76pa (2025/26)

AGENTS NOTE:

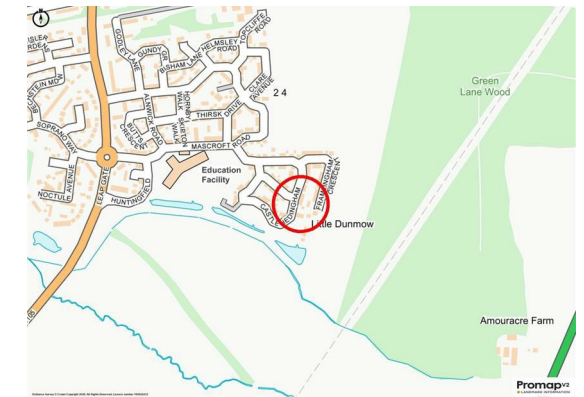
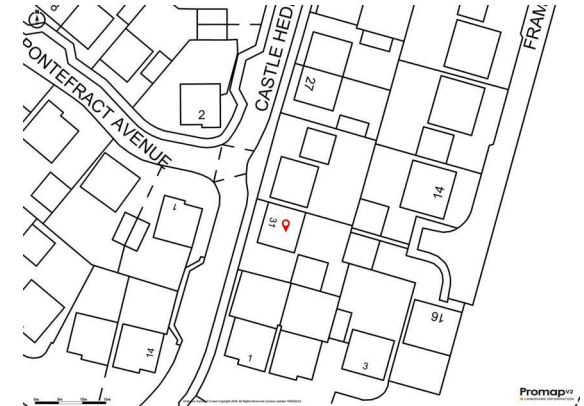
The render on the house was treated and cleaned end of summer 2025.



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



Total area: approx. 210.1 sq. metres (2261.8 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.