



Wrights
01225 755553

Serotine Crescent, Trowbridge, Wiltshire, BA14 7XE

£299,950

This four bedroom semi-detached townhouse is situated within the popular Castlemead development on the outskirts of Trowbridge. The property offers versatile accommodation arranged over three floors and features a downstairs cloakroom, a spacious lounge/diner with French doors opening onto the rear garden, a modern fitted kitchen, four double bedrooms, a Jack and Jill style en-suite shower room and a family bathroom. Externally, the property benefits from an enclosed rear garden, a garage and driveway parking. Offered for sale with the benefit of no onward chain.

Situation

The property is situated within the popular Castle Mead development with the Paxcroft Mead estate, with many local amenities including a shopping centre and two well regarded Primary Schools. The property is also situated within a stone's throw of lovely woodland walks and offers stunning countryside views to the front. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



Four bedroom semi detached townhouse
Four double bedrooms
Downstairs cloakroom
Jack and Jill style En-suite shower room
Family bathroom

Enclosed rear garden
Garage and off road parking
Situated within the sought after Castle Mead development
No onward chain



The property comprises

Entrance Hall

With radiator and stairs to the first floor.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Kitchen 8' 0" x 8' 7" (2.43m x 2.61m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, one and a half bowl sink/drainer unit, cupboard housing gas boiler, space for fridge/freezer and washing machine and PVCu double glazed window to the front.

Lounge/Diner 15' 4" x 16' 4" (4.68m x 4.98m)

With two radiators, storage cupboard under the stairs, PVCu double glazed windows to the side and rear and PVCu French doors opening onto the rear garden

First Floor

Landing

With radiator, linen cupboard and stairs to the first floor.

Bedroom 1 15' 6" x 8' 10" (4.72m x 2.68m)

With radiator and two PVCu double glazed windows to the rear.

Jack and Jill Style En-suite

With doors to both bedroom one and two, white suite comprising shower enclosure with mains shower, pedestal hand basin and close coupled W.C, radiator, extractor fan and obscured PVCu double glazed window to the side.

Bedroom 2 15' 6" x 9' 9" (4.73m x 2.97m) max

With radiator, PVCu double glazed window and PVCu french doors with Juliet balcony to the front.

Second floor

Landing

With built in storage cupboard.

Bedroom 3 15' 7" x 9' 1" (4.75m x 2.78m) max

With radiator, built in storage cupboard and two PVCu double glazed windows to the front.

Bedroom 4 15' 4" x 8' 10" (4.67m x 2.70m)

With radiator and two PVCu double glazed windows to the rear.

Bathroom

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front

Small front garden with a path leading to the front door.

To the rear

The enclosed rear garden is mainly laid to lawn with a patio seating area and a side path leading to a garden shed. A gate provides access to the rear.

Garage and Parking

Single garage with up and over door and one parking space in front.

Council tax

The property is currently in council tax band D.

Tenure

The property is sold as freehold. A service charge of £212 per annum is payable for upkeep of the external green areas.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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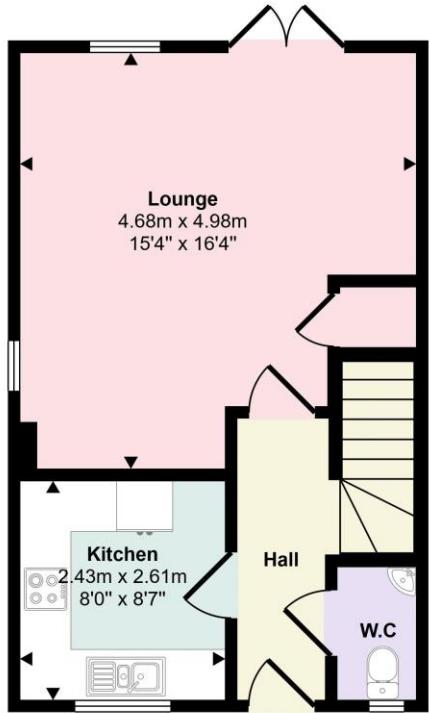


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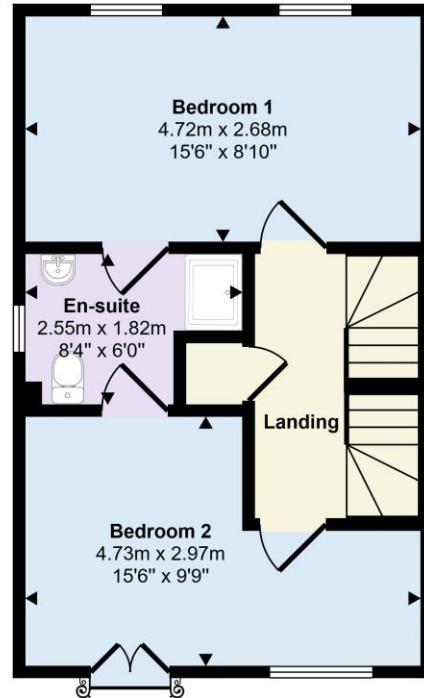
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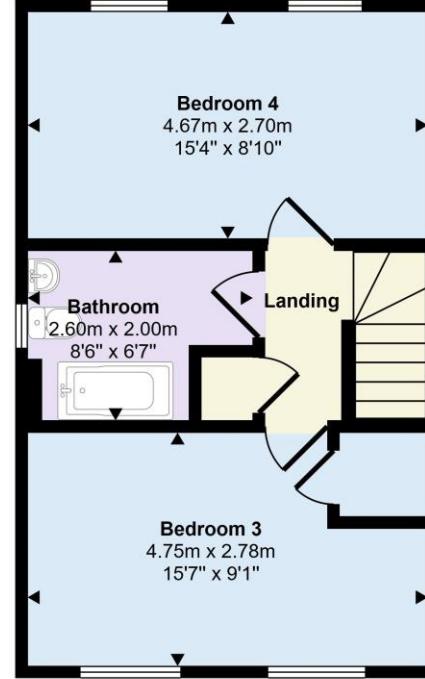
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Ground Floor
Approx 36 sq m / 389 sq ft



First Floor
Approx 37 sq m / 394 sq ft



Second Floor
Approx 37 sq m / 394 sq ft

Approx Gross Internal Area
109 sq m / 1178 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
www.wrightresidential.co.uk
info@wrightresidential.co.uk
01225 755553

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