



19 Godley Lane Trowbridge BA14 6GE

A well presented, modern, four bedroom detached family home over-looking green space and situated near to shops, parkland/woodland walks, primary school and bus route; within the well regarded Castlemead development. The spacious interior comprises dual aspect living room with patio doors onto garden, large dual aspect modern fitted kitchen/dining room with integrated appliances and island, utility room, galleried landing, refitted family bathroom and master bedroom with fitted wardrobes and en-suite shower room. Additional features include UPVC double glazing, gas central heating system, enclosed well tended, west facing walled gardens with composite decked area, single garage and parking space.

Offers Over £350,000



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:

Living Room

20'2" x 11'4" (6.15 x 3.46)

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

Kitchen/Dining Room

20'2" x 11'6" (6.15 x 3.50)

UPVC double glazed windows to the front and side. Two radiators. Comprehensive range of wall, base and drawer 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. Plumbing for dishwasher. Space for fridge/freezer. Television point. Tiled effect vinyl flooring. Space for dining table. Panelled door to the:

Utility Room

6'7" x 5'10" (2.0 x 1.77)

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

Cloakroom

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



FIRST FLOOR

Galleried Landing

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

Bedroom One

9'11" x 9'3" (3.02 x 2.82)

UPVC double glazed window to the side. Radiator. Built-in run of floor-to-ceiling wardrobes with hanging rails, shelving and sliding doors enclosing. 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 with dual push flush. Shaving point. Tiled effect vinyl flooring.

Bedroom Two

11'6" x 10'5" (3.50 x 3.17)

UPVC double glazed window to the front. Radiator. Dado rail.

Bedroom Three

9'9" x 8'2" (2.96 x 2.50)

UPVC double glazed window to the side. Radiator.

Bedroom Four

8'4" x 7'10" (2.55 x 2.40)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Black towel radiator. Three piece white suite with part tiled surrounds and black sanitary furniture comprising panelled bath

with electric shower over, shower mixer tap and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Storage cupboard. Tiled effect flooring. Shaving point. Extractor fan.

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, large area laid to lawn and composite decked area. External power point and tap. Path leading across the rear of the property to gated side pedestrian access. Space for small shed and bins. Enclosed by fencing and walling.

Garage

16'7" x 8'8" (5.05 x 2.65)

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

Green Square Estate Charge:

Our vendor has advised that the annual Green Square charge is £241



