



Wrights
01225 755553

Godley Lane, Trowbridge, Wiltshire, BA14 6GE

£269,950

This three bedroom home is situated within the popular Castlemead development on the outskirts of Trowbridge. The ground floor accommodation comprises an entrance hall, cloakroom, fitted kitchen and a generous lounge/diner with doors opening onto the rear garden. Upstairs are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys an enclosed rear garden, with gated access leading to the parking area and garage.

Sold 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. 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.



Three bedroom home
Popular Castlemead development

Generous lounge/diner
Modern fitted kitchen
Ground floor cloakroom

Principal bedroom with en-suite shower room

Family bathroom

Enclosed rear garden

Parking and garage

No onward chain



The property comprises

Ground Floor

Entrance Hall

With composite front door, radiator and stairs to the first floor.

Cloakroom

With close coupled W.C and pedestal hand basin, radiator and extractor fan.

Kitchen 7' 5" x 11' 6" (2.27m x 3.50m)

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

Lounge/Diner 15' 3" x 14' 3" (4.65m x 4.35m) max

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

First Floor

Landing

With radiator, built in wardrobe over the stairs and loft access.

Bedroom 1 9' 4" x 11' 1" (2.84m x 3.37m)

With radiator and PVCu double glazed window to the front.

En-suite

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

Bedroom 2 7' 10" x 9' 9" (2.40m x 2.98m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 2" x 8' 4" (2.19m x 2.53m) max

With radiator and PVCu double glazed window to the rear.

Family Bathroom

With white suite comprising bath with shower attachment, close coupled E.ac and pedestal hand basin, radiator and extractor fan.

Externally

To the front

The property is approached via a pedestrian pathway, with an attractive planted frontage featuring a variety of established shrubs and plants. A paved path leads to the front entrance, which is sheltered beneath a pitched tiled canopy.

To the rear

The property benefits from an enclosed rear garden, predominantly laid to lawn with established planted borders providing a variety of shrubs and flowering plants. A paved pathway runs through the garden, with a small patio area adjoining the property providing space for outdoor seating. The garden is enclosed by timber fencing and brick walling, with a gated rear access leading to the parking area and garage.

Garage and Parking

Single garage with eaves storage and up and over door. Off road parking for one vehicle in front.

Tenure

The property is sold as freehold.



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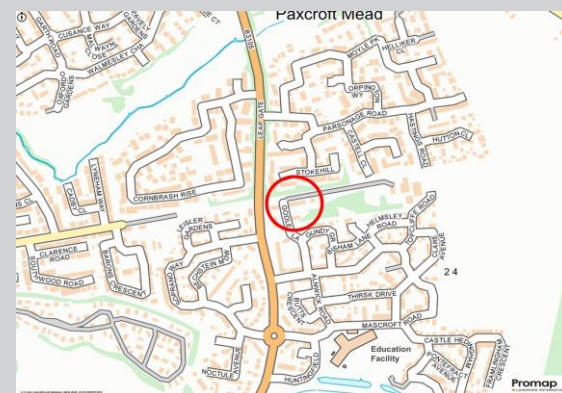
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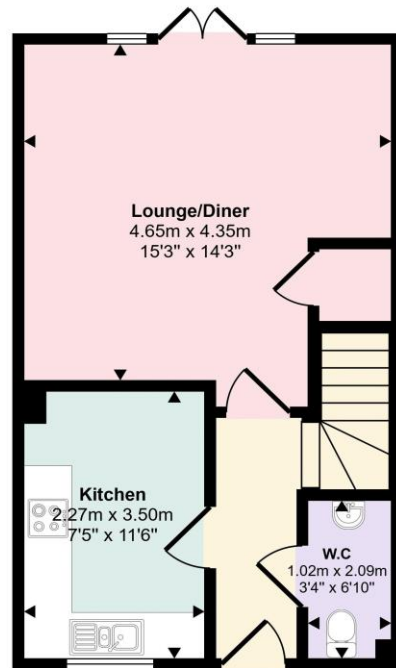
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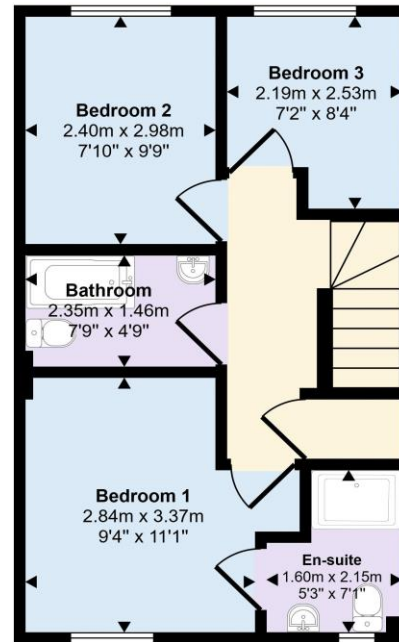
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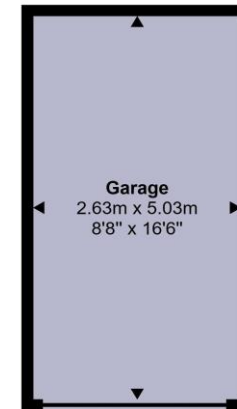
Approx Gross Internal Area
88 sq m / 950 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft



First Floor
Approx 38 sq m / 408 sq ft



Garage
Approx 13 sq m / 142 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.



T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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