



114 Soprano Way Trowbridge BA14 7XA

A beautifully presented modern end of terrace townhouse built by Charles Church, situated within the well regarded Castlemead development close to popular primary schools, shop, parkland walks & Green Lane woods. The spacious and flexible accommodation finished to a high specification boasts; fitted kitchen/breakfast room with AEG appliances, good sized living/dining room, three double bedrooms, family bathroom, en-suite shower room and dressing area to master bedroom. Additional features include UPVC double glazing, gas central heating, single garage, parking and good sized enclosed low maintenance landscaped garden with private south-west facing aspect. Viewing is highly recommend.

Offers Over £285,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed door to the front. Radiator. Smoke alarm. Nest heating controls. Vinyl flooring and dado rail. Stairs to the first floor. Panelled doors off and into:

Kitchen/Breakfast Room

12'4" x 6'11" (3.77 x 2.12)

UPVC double glazed window to the front. Radiator. Range of wall, base, drawer and larder units with contrasting work surfaces and upstands. 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-back and extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Space for breakfast table. Enclosed Ideal gas fired boiler. Vinyl flooring.

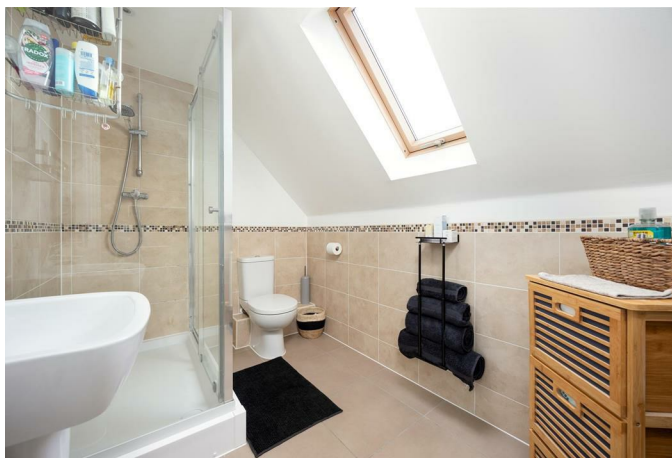
Living/Dining Room

15'1" x 14'4" (4.60 x 4.38)

UPVC double glazed windows and French doors to the rear onto garden. Radiators. High level television point. Wood effect flooring and decorative panelling. Panelled door to the under stairs storage cupboard with shelving and space for coats.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c with dual push flush. Amtico wood effect flooring. Fuse box.



FIRST FLOOR

Landing

Balustrade. Stairs to the second floor. Radiator. Panelled doors off and into: cupboard with shelving.

Bedroom Two

14'4" x 9'1" (4.38 x 2.77)

Two UPVC double glazed windows to the rear. Radiator. Television point.

Bedroom Three

14'4" x 11'3" max (4.38 x 3.43 max)

Two UPVC double glazed windows to the front. Radiator. Television point.

Family Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Stone tiled flooring. Shaving point and extractor fan.

SECOND FLOOR

Bedroom One

14'4" x 12'10" max (4.38 x 3.92 max)

UPVC double glazed window to the front. Radiator. Heating controls. Access to loft space. Television point. Opening to the:

Dressing Area

10' x 4'8" (3.06 x 1.42)

Double glazed Velux window to the rear. Radiator. Panelled door to large wardrobe with hanging rails with shelving. Panelled door to the:

En Suite Shower Room

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Stone tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over. Outside light. Area laid to loose stone chippings with shrubs, and picket fence enclosing. Gas and electric meters.

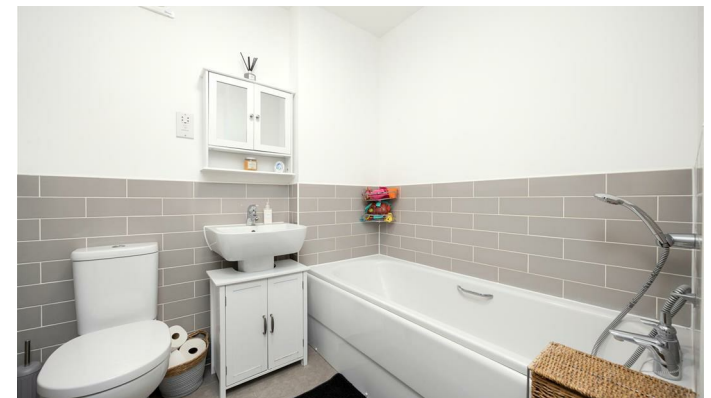
To The Rear

Good sized enclosed low maintenance landscaped garden with private south-west facing aspect comprising composite decked area to the immediate rear, area laid to artificial lawn and pea gravel borders. Outside lights and tap. Enclosed by lapped fencing with gated rear access leading to garage & parking.

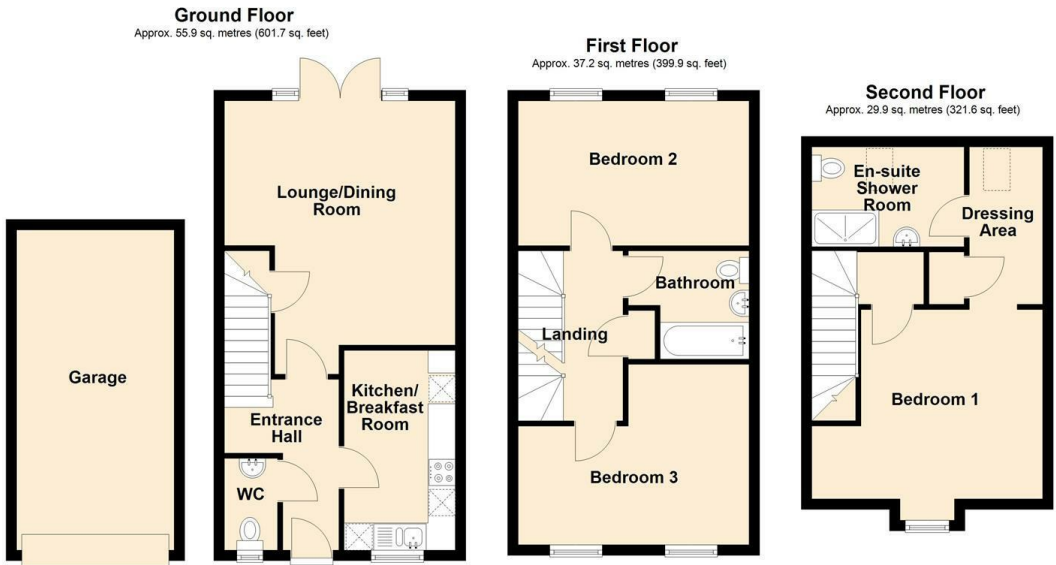
Garage & Parking

20' x 9'10" (6.10 x 3.0)

Located under an adjacent coach house. Up and over door to the front. Parking space to the front.



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



Total area: approx. 122.9 sq. metres (1323.2 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.

