



KINGSTONS



## 11 Noctule Avenue Trowbridge BA14 7XB

A beautifully presented and high specification family home, tucked away in a small cul de sac of similar properties, overlooking green space and large oak tree. Situated on the edge of the highly regarded Castlemead development close to Green Lane woods, play park, shop and popular primary school. This spacious, executive style property boasts four DOUBLE bedrooms, dual aspect bay fronted living room, bay fronted dining room, large kitchen/dining/family room with well appointed kitchen with granite work surfaces and uPVC double glazed doors to gardens; galleried landing, dual aspect master bedroom suite with dressing area & ensuite, guest bedroom with ensuite, family bath/shower room and two additional double bedrooms. Additional features include Amtico & engineered oak flooring, satin finish stainless steel fittings, bespoke fitted shutters, large 6.6m x 6m x double garage, driveway for 6-7 vehicles and beautifully tended, professionally landscaped gardens with private aspect. Viewing is highly recommended and the property is being sold with the added appeal of no onward chain.

**£500,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Amtico flooring and decorative wall panelling with dado rail. Central heating thermostat. Alarm control panel. Half-turn stairs to the first floor. Smoke alarm. Panelled doors off and into: understairs storage cupboard with electric consumer unit.

### Living Room

21'6" x 11'6" (6.55 x 3.51)  
Dual aspect with UPVC double glazed bay window to front with bespoke fitted shutters; and UPVC double glazed French doors to the rear. Two radiators. Feature stone fireplace with contemporary bio-ethanol living flame fire inset. Engineered oak flooring. Television and Virgin Media points.

### Dining Room/2nd Reception

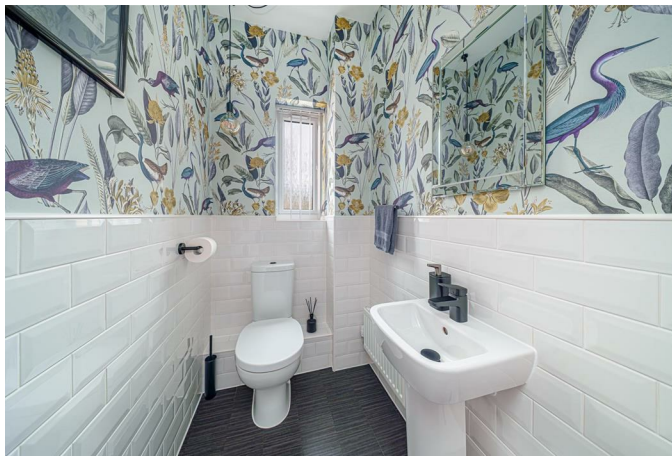
13'5" x 10'9" (4.10 x 3.28)  
UPVC double glazed bay window to front with bespoke fitted shutters. Radiator. Engineered oak flooring and decorative feature panelled wall. Panelled door to the:

### Kitchen/Dining/Family Room

22'2" x 15'2" max (6.75 x 4.62 max)  
UPVC double glazed windows to both sides. Two radiators. Extensive range of modern shaker style wall, base, drawer, run of larder units and large breakfast island with space for up to four stools. Granite work surfaces and upstands with inset one and a half bowl sink unit with pull-down spray mixer tap and bevelled drainer. Built-in high level AEG stainless steel electric double oven. Built-in AEG stainless steel five-ring gas hob with granite splash-back and AEG stainless steel extractor hood over. Integrated fridge/freezer and AEG dishwasher. Amtico flooring and inset ceiling LED spotlights. Space for table. UPVC double glazed French doors to the rear. Panelled door to the entrance hall. Panelled door to the:

### Utility Room

Double glazed, composite door to the rear. Radiator. Modern shaker style base mounted unit. Granite work surface and upstands with inset single sink unit with mixer tap and bevelled drainer. Metro tiled splash-backs. Plumbing for washing machine. Space for dryer. Extractor fan. Carbon monoxide alarm. Wall mounted modern shaker style unit enclosing Glow-worm boiler. Central heating controls. Amtico flooring. Alarm control panel.



### Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin with black finish mixer tap and w/c with dual push flush. Amtico flooring and inset ceiling LED spotlight.

### FIRST FLOOR

#### Galleried Landing

Radiator. Balustrade. Access to boarded loft space with power, light and ladder. Smoke alarm. Contemporary lantern style light fittings included over stairwell. Panelled doors off and into: airing cupboard housing Mega-flow pressurised hot water cylinder .

#### Bedroom One

15'2" x 12'8" (4.62 x 3.86)

Dual aspect with UPVC double glazed windows to the rear and side. Radiator. Decorative feature panelled wall. Central heating controls. Dressing area with two built-in double wardrobes with panelled doors enclosing and inset ceiling LED spotlight. Panelled door to the:

#### En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with mains Mira shower over and sliding doors enclosing, pedestal wash hand basin with chrome mixer tap and w/c with dual push flush. Amtico flooring and inset ceiling LED spotlights. Extractor fan. Satin finish stainless steel shaving point. Illuminated and heated, mirrored cabinet.

#### Bedroom Two

10'7" x 10'6" (3.23 x 3.20)

UPVC double glazed window to the front. Radiator. Panelled door to the:

#### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains Mira shower over and door enclosing, pedestal wash hand basin with chrome mixer tap and w/c with dual push flush. Bevelled mirror. Amtico flooring and inset ceiling LED spotlights. Extractor fan. Satin finish stainless steel shaving point.

#### Bedroom Three

12' x 10'10" max (3.67 x 3.31 max)

UPVC double glazed window to the front. Radiator. Two built-in, full height double wardrobes and triple wardrobe.

#### Bedroom Four

10'8" x 10'7" max (3.25 x 3.23 max)

UPVC double glazed window to the rear. Radiator. Two built-in, full height double wardrobes. Engineered oak flooring.

#### Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with chrome shower mixer tap, shower cubicle with mains Mira shower over and glass door enclosing, pedestal wash hand basin with chrome mixer tap and w/c with dual push flush. Bevelled mirror. Amtico flooring and inset ceiling LED spotlights. Extractor fan. Satin finish stainless steel shaving point.

### EXTERNALLY

#### To The Front & Side

Path to the front door with storm porch over and contemporary entrance light. Areas laid to slate chippings with manicured hedgerow enclosing. Gas and electric meters. Well stocked border to the side with a variety of plants and shrubs. Tarmac driveway providing off road parking for 6-7 vehicles. Contemporary outside light. Gated side pedestrian access to the rear.

#### To The Rear

Beautifully maintained, professionally landscaped gardens with private aspect comprising large patio area to the immediate rear, water feature, large area laid to slate chippings, additional circular patio area and well stocked borders with a variety of plants, trees and shrubs. Gravel storage area to the rear of garage with garden shed and space for bins etc. Outside tap, power points and lights. All enclosed by fencing and walling.

#### Double Garage

21'11" x 19'11" (6.68 x 6.07)

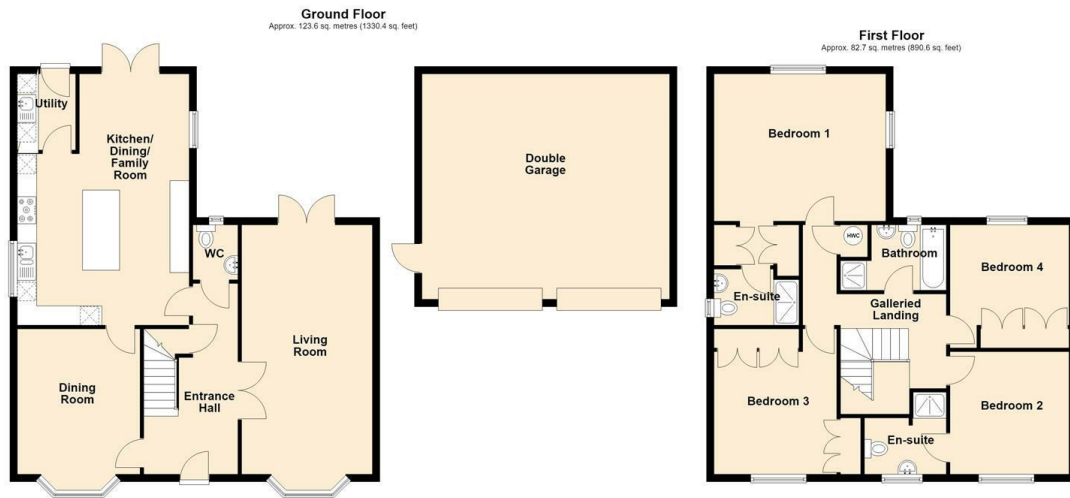
Two electric roller doors to the front. Power and lighting. Eaves storage. Obscured double glazed door to the side.

#### ESTATE CHARGE:

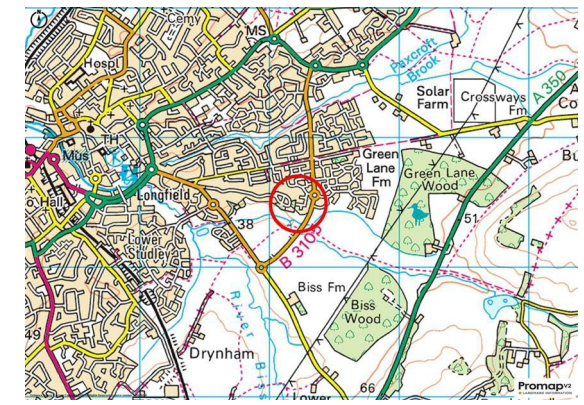
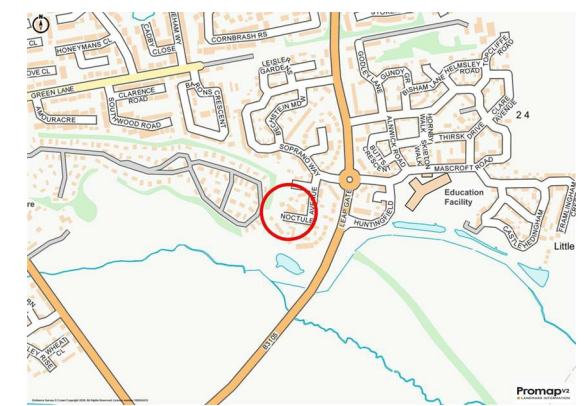
£214.14pa (2026/27)



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



Total area: approx. 206.3 sq. metres (2221.1 sq. feet)



**KINGSTONS**  
 Trowbridge Office

5C-5D Fore Street, Wiltshire,  
 BA14 8HD

**Contact**

01225 777720  
 sales@kingstonstrowbridge.co.uk  
 kingstonstrowbridge.co.uk

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.