

**TOWN & COUNTRY**  
ESTATES



**Soprano Way, Trowbridge, BA14 7WL**

**Offers Over £260,000**

## LOCATION

Situated on the outskirts of Trowbridge, Castle Mead is a friendly family orientated area benefitting from sought after primary schools, a variety of shops including a supermarket, family pub and also a social club provided for the community. There are many things to do around Paxcroft/Castle Mead, including walks around the local bicycle paths and numerous playing parks. Trowbridge itself offers busy town centre shopping, a cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Built in 2014, this fantastically presented three bed semi-detached property comes to the market in great condition, the property comprises of an entrance hall, downstairs cloakroom, kitchen and lounge/diner, the first floor offers two double bedrooms, one benefitting from an en-suite bathroom, a well sized single bedroom and a family bathroom. Externally there is driveway parking for two cars and a well maintained enclosed rear garden. This fantastic home is a perfect choice for families, first-time buyers, or investors alike. Early viewing is highly recommended!

## ENTRANCE HALL

You enter the property through a composite front door into the entrance hall, there is wood effect flooring, access to the cloakroom, kitchen and lounge/diner, there are also stairs leading to the first floor.

## CLOAKROOM

The useful cloakroom offers space for coats and shoes and there is a close coupled WC, pedestal wash basin and a radiator.

## KITCHEN

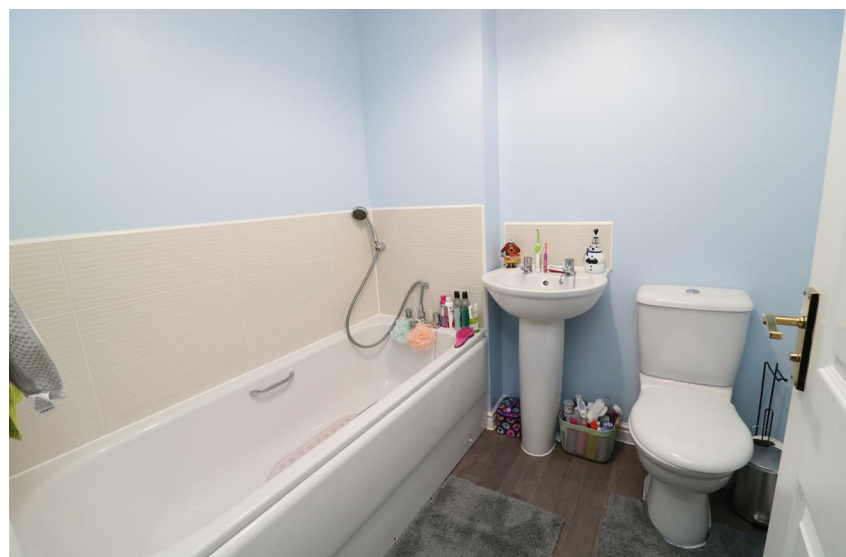
The modern and well designed kitchen has a uPVC double glazed window to the front. There are a range of matching wall and base units providing ample storage and roll top work surfaces. There is a one and a half bowl stainless steel sink with mixer tap over and an integrated oven, gas hob and extractor over. The spacious kitchen also has space and plumbing for a dishwasher, washing machine and fridge freezer.

## LOUNGE DINER

The spacious lounge diner benefits from a uPVC double glazed window to the rear and uPVC double glazed French doors that lead out into the rear garden, there is an understairs storage cupboard and a radiator.

## FIRST FLOOR LANDING

The first floor landing provides access to all three bedrooms and the family bathroom. There is also a loft hatch providing access to the loft which is mostly boarded and insulated.



## BEDROOM ONE

The primary bedroom has a uPVC double glazed window to the front, there is space for wardrobes and has a radiator.

## EN-SUITE

The En-suite has an obscure glass uPVC double glazed window to the front, there is a shower cubicle with mains shower, a pedestal wash basin with storage under and a close coupled WC.

## BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the rear, and there is a radiator.

## BEDROOM THREE

The third bedroom has a uPVC double glazed window to the rear, and a radiator.

## BATHROOM

The family bathroom has a paneled bath with chrome taps and showerhead attachment, there is a pedestal wash basin and a close coupled WC.

## EXTERNAL

### PARKING

The property benefits from off road parking, with driveway parking for two cars directly next to the property.

### FRONT

The front of the property has a low maintenance garden laid to decorative gravel with decorative shrubs. There is a path leading to the front door.

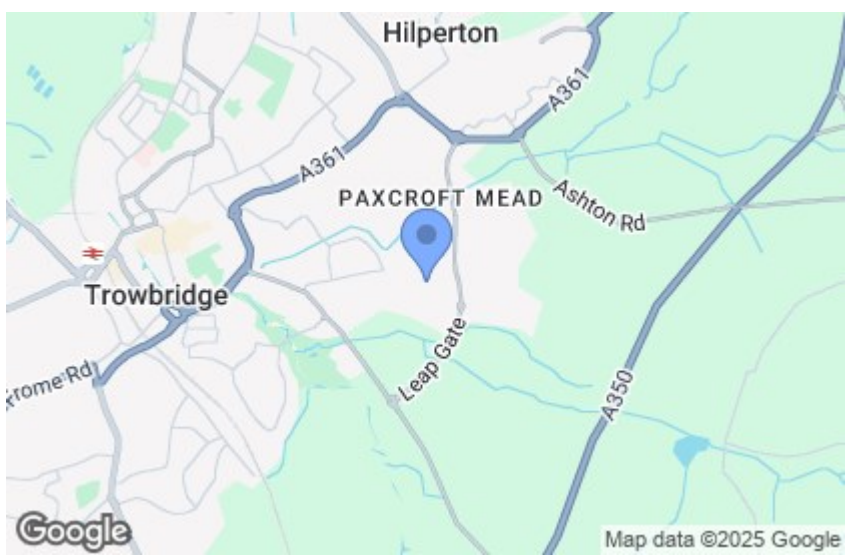
### REAR

The low maintenance, well maintained enclosed rear garden is laid to both patio and lawn, with the rear of the garden being covered with a roofed pergola.

## ADDITIONAL INFORMATION

EPC - TBC

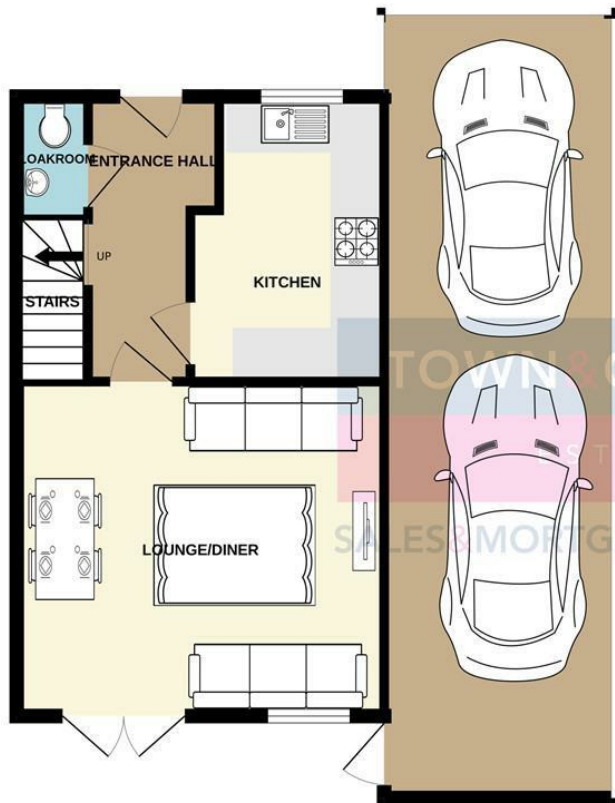
Council Tax Band - C



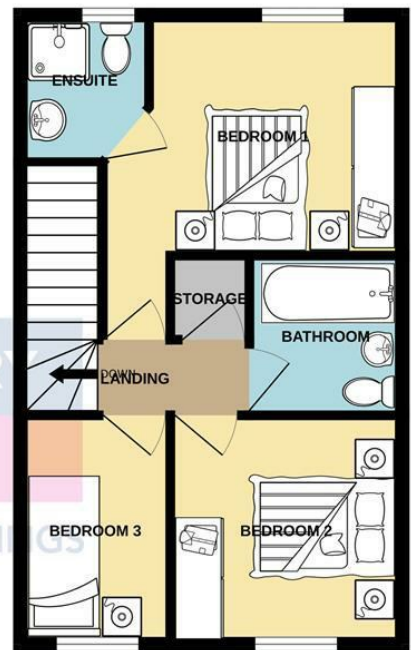




GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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