

TOWN & COUNTRY
ESTATES



27 Castle Hedingham, Castle Mead, Trowbridge, Wiltshire, BA14 6GS

Guide Price £350,000

LOCATION

The Castle Mead/Paxcroft Mead development is a quiet friendly family orientated area, on the edge of Trowbridge. This popular location benefits from two well respected Primary Schools, a variety of shops including a supermarket, family pub and also a social club provided for the community. There are also many things to do, including walking and cycling around the local paths and open spaces, picturesque Green Lane Wood and numerous local play areas. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Enviably situated on the cusp of the picturesque, conservation area of Green Lane Wood, Castle Hedingham is one of the highest regarded locations on the modern Castle Mead development. This 'Knightsbridge' home was built by Charles Church in 2016 and offers flexible living accommodation for your family. The ground floor comprises an entrance hall, lounge, spacious kitchen/breakfast/family room to the rear, dining room and cloakroom toilet. The first floor has a master bedroom with en-suite shower room, three further bedrooms and the well appointed family bathroom.

Further benefits include gas central heating, Upvc double glazing, 'B' rated energy rating, an enclosed rear garden, garage and driveway parking for two cars.

ENTRANCE HALL

You enter through a composite entrance door, there is a radiator, smoke detector, thermostatic heating controls, wood effect flooring continuing into the kitchen/breakfast/family room, stairs to the first floor and doors to the lounge, kitchen/dining room, dining/family room and cloakroom toilet.

LIVING ROOM

14'5" x 10'5"

The good size living room has a Upvc double glazed window to the front, a radiator, TV point and a telephone point.

KITCHEN/BREAKFAST/FAMILY ROOM

22'11" x 11'1" max

There is a Upvc double glazed window to the rear, there is a range of matching base and wall units with work surfaces, breakfast bar and matching up stands, 1 ½ inset basin with chrome mixer tap, built in AEG oven, inset gas hob with stainless steel chimney extractor and light over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, inset ceiling spotlights, wood effect flooring, two radiators and Upvc double glazed French doors opening to the rear garden. Concealed in a cupboard is a wall mounted gas boiler (serviced February 2023).

DINING ROOM

13'1" x 8'2"

This versatile additional reception room has a Upvc double glazed window to the front and a radiator.

CLOAKROOM

There is a close coupled dual flush WC, pedestal basin with chrome mixer tap, radiator and an extractor fan.



FIRST FLOOR LANDING

The spacious galleried landing has a smoke detector, access to the boarded loft space, doors to the master bedroom, three additional bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM

13'5" x 9'10"

There is a Upvc double glazed window to the front, radiator, thermostat heating controls and a door to the en-suite shower room.

ENSUITE

There is Upvc double glazed obscure window to the side, closed couple dual flush WC, pedestal basin with chrome mixer tap, shower enclosure with mains shower, chrome heated towel rail, tiled splash backs and an extractor fan.

BEDROOM TWO

11'9" x 9'2"

Bedroom two has a Upvc double glazed window to the rear, two double wardrobes, one single wardrobe and a radiator.

BEDROOM THREE

9'10" x 9'2"

There is a Upvc double glazed window to the front and a radiator.

BEDROOM FOUR

10'9" x 9'2"

Currently used as a dressing room, bedroom four has Sharps bespoke built in wardrobes (two doubles and one single), a Upvc double glazed window to the rear and a radiator.

FAMILY BATHROOM

The modern family bathroom has a Upvc double glazed obscure window to the side, a panelled bath with chrome mixer tap and Mira electric shower over, pedestal basin with chrome mixer tap, dual flush closed couple WC, tiled splash backs, radiator, shaving socket and an extractor.

EXTERIOR

FRONT

The attractive and low maintenance front garden has a low fence, artificial turf, path to the front door with storm porch over and outside light. To the side there is driveway parking for two cars and gated access to the rear garden.

REAR GARDEN

The enclosed rear garden has an extended paved patio, lawn with feature circular paved feature, raised decking to the rear ideal for a BBQ, metal storage shed on a second decking area, outside light, outside tap, external power socket, door to the garage and gated access to the drive.

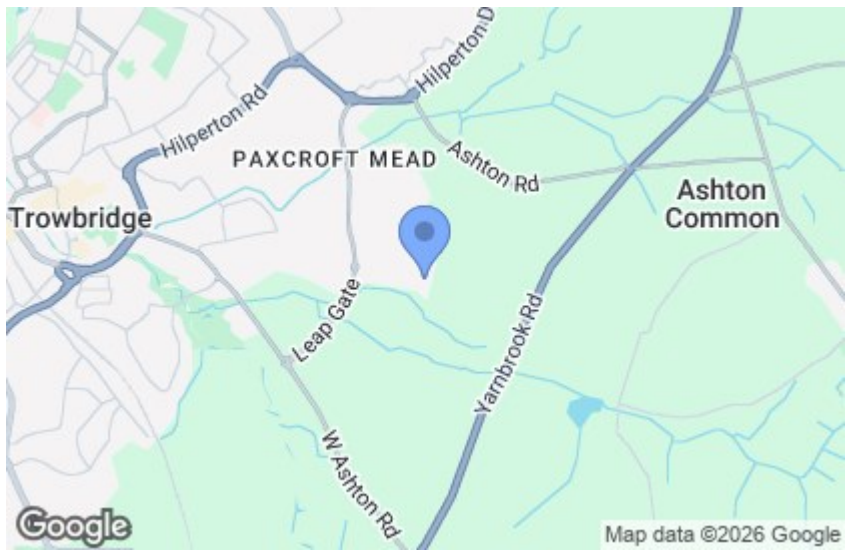
GARAGE

To the side of the property is the garage, with an up and over door to the front, side door to the garden, power and light.

ADDITIONAL INFORMATION

Council Tax Band - E

There is an annual maintenance charge of circa £190 payable to Green Square, for the upkeep of the local area.







GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.

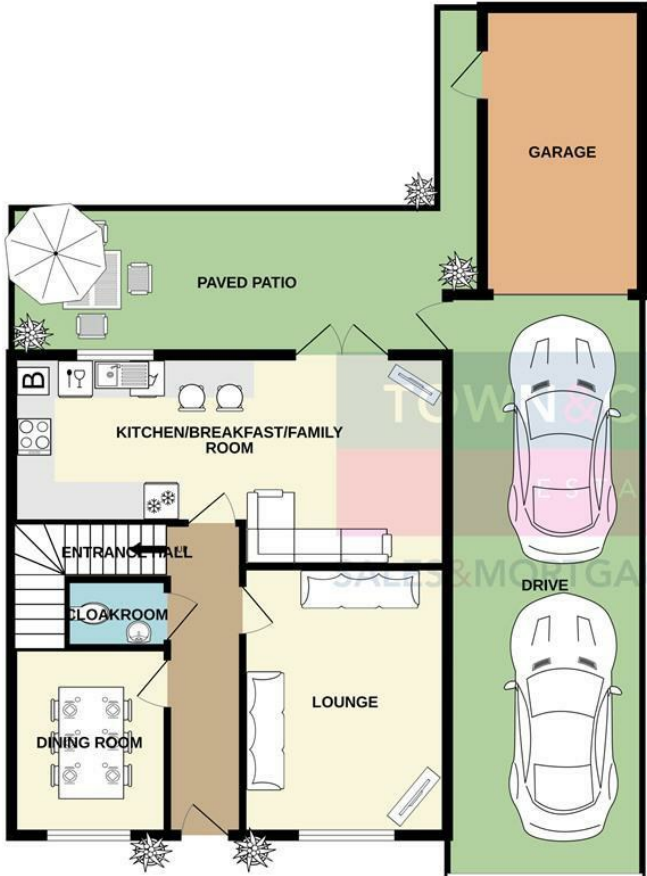


TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

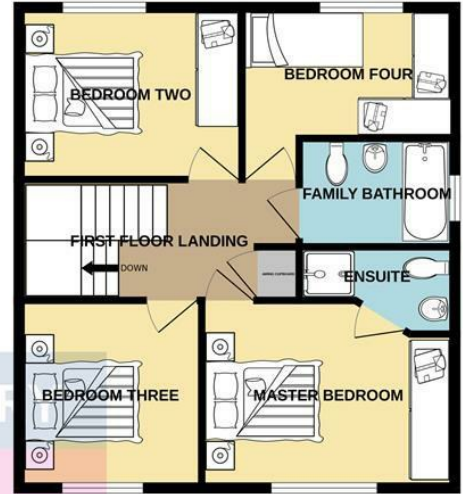
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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