TOWN&COUNTRY
ESTATES

Huntingfield, Castle Mead, Trowbridge, Wiltshire BA14

£270,000

LOCATION

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

DESCRIPTION

VENDOR SUITED - ONWARD PURCHASE WITH NO CHAIN - Occupying a pleasant position within a small and modern cul-de-sac, this very well presented three bedroom house makes the perfect home for a young family, offering incredibly easy access to Castle Mead Primary School and Co-op convenience shop. The accommodation comprises an entrance hall, living room, kitchen/dining room with integrated appliances, cloakroom toilet, master bedroom with a refitted ensuite, a second double bedroom, single bedroom and family bathroom. Further benefits include gas central heating, uPVC double glazing, an attractive enclosed rear garden, garage and more parking than is typically found with this type of home.

ENTRANCE HALL

You enter the property through a glazed composite door, there is wood effect flooring, a radiator, thermostat heating controls (dual controlled), stairs to the first floor landing and doors to the living room and cloakroom toilet.

LIVING ROOM

14'5" max x 12'1" max

The living room has a uPVC double glazed window to the front, under stairs cupboard, radiator and door to the kitchen/dining room.

KITCHEN/DINING ROOM

15'5" x 8'10"

With a uPVC double glazed window overlooking the rear garden, the room offers a range of matching base and wall units, 1 1/2 bowl inset sink with chrome mixer tap, rolled top worksurfaces with matching upstands and attractive brick effect tiled splashbacks, built-in fan assisted electric oven, inset ceramic hob and stainless steel extractor with light over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, wood effect flooring, space for a dining table, radiator and uPVC double glazed French doors opening to the paved patio. Concealed in a cupboard is a wall mounted Ideal gas boiler.

CLOAKROOM TOILET

There is an obscure uPVC double glazed window to the front, dual flush WC, corner basin and a radiator.

FIRST FLOOR LANDING
With access to the loft and doors to all bedrooms, the bathroom and airing cupboard.

MASTER BEDROOM
11'9" max x 9'6" max
The good size master bedroom has a uPVC double glazed window to the front, thermostat heating controls (dual controlled), a built-in cupboard, radiator and door to the ensuite.

ENSUITE
There is an obscure uPVC double glazed window to the front, the modern ensuite was refitted in 2021 with a corner shower cubicle, mains overhead shower and hand shower attachment, pedestal basin, dual flush WC, chrome heated towel rail, attractive tiled splashbacks, tiled flooring, extractor fan and inset ceiling spotlight.

BEDROOM TWO
9'2" x 7'6"
The second double bedroom has a uPVC double glazed window to the rear and a radiator.

BEDROOM THREE
8'2" x 5'10"
The third bedroom has a uPVC double glazed window to the rear and a radiator.

BATHROOM
The family bathroom has an obscure uPVC double glazed window to the side, panelled bath, dual flush WC, pedestal basin, tiled splashbacks, chrome heated towel rail and an extractor fan.

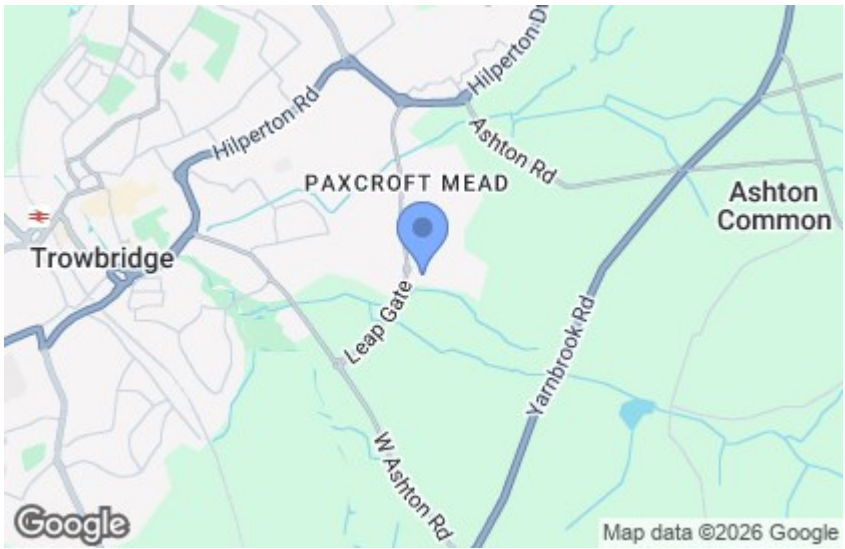
EXTERIOR

FRONT
Situated in a small cul-de-sac opposite the Castle Mead Primary School, the front of the house is laid with low-maintenance slate chippings, with a path to the front door and outside light. There is gated side access to the garden, a long driveway with parking for three cars and access to the garage.

GARDEN
The enclosed rear garden has a paved patio ideal for a table and chairs, lawn, planted borders with mature shrubs, outside tap, outside light and gate to the drive.

GARAGE
The garage has an up and over door to the front.

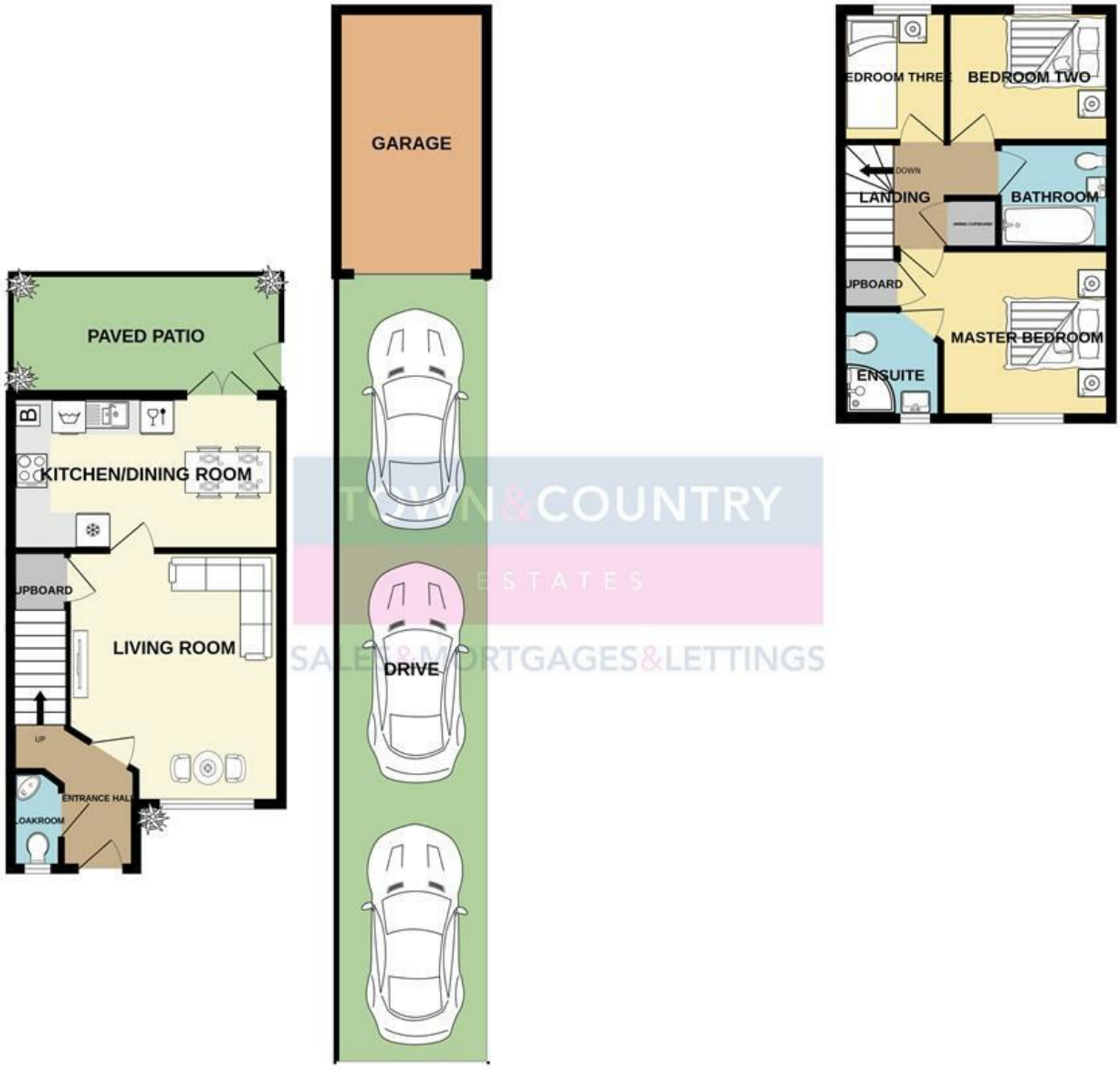
ADDITIONAL INFORMATION
Please note - the parking spaces to the immediate front of the house are for number 11, the parking for this house is to the side, in front of the garage.
Council Tax Band - C
There is an annual maintenance charge of circa £200 for the upkeep of the local area, payable to Green Square.



CAT
FOOD

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 878 sq.ft. (81.5 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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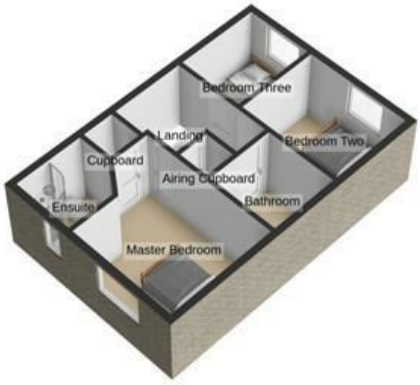

Total Floor Area : 878 sq.ft. (81.5 sq.m.) approx.

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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