

**TOWN & COUNTRY**  
ESTATES



**2 Skipton Walk, Castle Mead, Trowbridge, Wiltshire, BA14 6FZ**

**Offers Over £290,000**

## 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 walk 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

Set within a pleasant tree lined position, overlooking green space, this very well presented three bedroom detached family home is conveniently situated for access to the local shop, walks through Green Lane woods and Castle Mead Primary School.

The ground floor accommodation comprises an entrance hall, lounge, kitchen/dining room, utility room and cloakroom toilet. On the first floor there is a master bedroom with dressing area and en-suite shower room, a second double bedroom, third bedroom with large fitted wardrobes and the family bathroom.

Additional notable features include gas central heating, Upvc double glazing, a good size enclosed rear garden, garage and driveway parking.

## ENTRANCE HALL

You enter the property through an obscure double glazed door into the entrance hall with radiator, thermostat heating controls, stairs to the first floor and doors to the lounge and kitchen/dining room.

## LIVING ROOM

18'4" x 10'5"

The dual aspect living room has a UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, two radiators and a television point.

## KITCHEN/DINING ROOM

18'4" x 9'6"

The open plan kitchen/dining room has UPVC double glazed windows to the front and rear. There are a range of matching and wall units with rolled top work surfaces and tiled splashbacks, inset sink unit with chrome mixer tap, built in electric oven, inset gas hob with extractor and light over, space for fridge freezer and a door to the utility room. The dining area has space for a dining table and door to a storage cupboard.

## UTILITY ROOM

The useful Utility Room has a double glazed door leading to rear garden, base units with rolled top worksurfaces, plumbing for washing machine and a door to the cloakroom toilet.

## CLOAKROOM

There is a close coupled WC and a wall mounted basin with tiled splash backs.



## FIRST FLOOR LANDING

There is a UPVC double glazed window to the rear aspect, radiator and doors to the master bedroom, bedroom two, bedroom three, family bathroom and airing cupboard.

## BEDROOM ONE

18'4" max x 10'5" max

The spacious dual aspect master bedroom has UPVC double glazed windows to the front and rear, two radiators, dressing area, thermostat heating controls, TV point and a door to the en-suite bathroom.

## EN-SUITE

The en-suite shower room has an obscure UPVC double glazed window to the front, large walk-in shower cubicle with wall mounted mains shower and tiled splash backs, pedestal basin, close coupled WC with dual flush, radiator and an extractor fan.

## BEDROOM TWO

10'5" x 9'2" max

There is a UPVC double glazed window to the front, radiator and TV point.

## BEDROOM THREE

9'2" x 7'7"

Bedroom Three has mirrored built in wardrobes, which can be removed to open up the space further, a UPVC double glazed window to the rear and a radiator.

## FAMILY BATHROOM

There is an obscure UPVC double glazed window to the front, paneled bath with chrome mixer tap, tiled splash backs, pedestal wash basin, close coupled WC with dual flush, radiator and extractor fan.

## EXTERIOR

### FRONT

The property is set back off of the road with tree lined playing field to the front, there is a block paved pedestrian path to the front, paved path to the front door with storm porch over, low maintenance graveled front garden and exterior light

### REAR GARDEN

The private rear garden is largely laid to lawn, with planted border to side with a selection of shrubs and plants, there is a paved patio area and additional graveled seating area with raised decking, exterior plug sockets, outside tap and flagstone pathway leading to summer house.

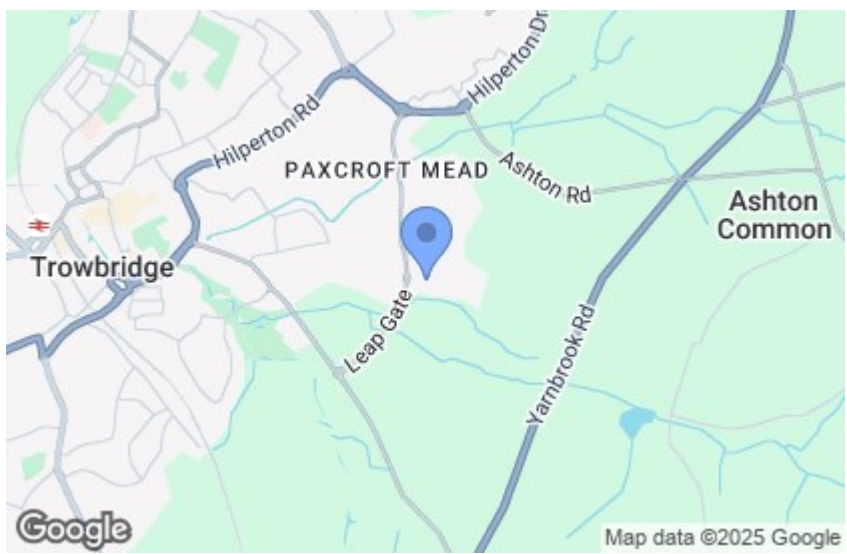
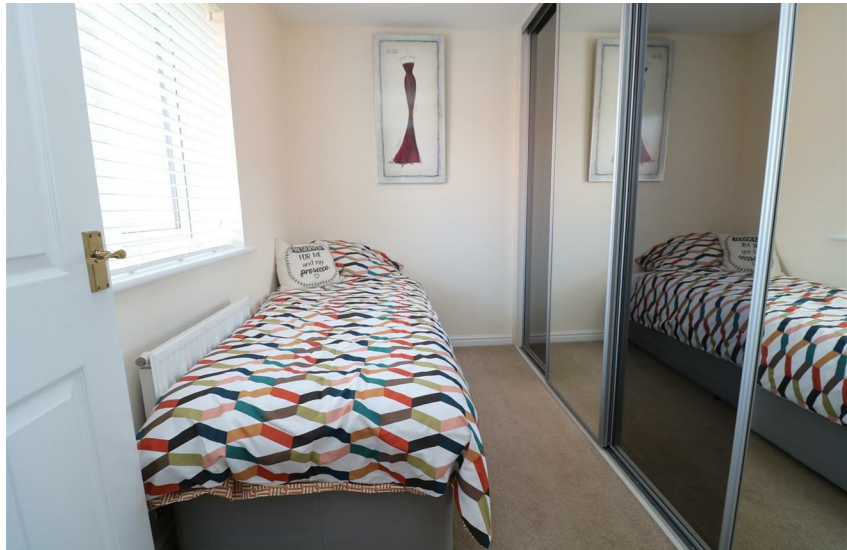
## GARAGE

Situated to the side of the property in a block, the garage has an up and over door and parking to the front.

## ADDITIONAL INFORMATION

Council Tax Band - D

There is an annual maintenance charge of circa £150 payable to Green Square, for the upkeep of the local area.







GROUND FLOOR



TOWN & COUNTRY  
ESTATES  
1ST FLOOR  
SALES & MORTGAGES & LETTINGS



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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GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



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