



2 Leap Gate

Trowbridge BA14 7WP

A fantastic opportunity to purchase a four bedroom, double fronted detached house, within the well regarded Castlemead development close to popular primary school, bus route, shop & Green Lane woods. The spacious, neutrally presented interior boasts dual aspect living room, dual aspect kitchen/dining room, utility room, cloakroom, en suite shower room and family bathroom. Additional features include UPVC double glazing, gas central heating system, enclosed west facing garden gardens, garage and driveway. Viewing is highly recommended.

Offers Over £330,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Stairs to the first floor with cupboard under. Telephone point. Tiled effect vinyl flooring. Nest heating controls. Smoke alarm. Panelled doors off and into:

Living Room

20'2 x 11'6 (6.15m x 3.51m)
UPVC double glazed window to the front and UPVC double glazed French doors to the rear. Two radiators. Telephone and television points.

Kitchen/Dining Room

20'2 x 11'6 (6.15m x 3.51m)
UPVC double glazed windows to the front and rear. Two radiators. Range of wall, base and drawer units with rolled top work surfaces, splash-backs and under cupboard lighting. Island unit/breakfast bar with rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher. Space for fridge/freezer. Space for table. Telephone and television points. Tiled effect vinyl flooring. Panelled door to the utility.

Utility Room

6'5 x 5'9 (1.96m x 1.75m)
Double glazed door to the rear. Radiator. Wall and base mounted units with rolled top work surfaces and splash-backs. Plumbing for washing machine and space for dryer. Enclosed Ideal boiler and heating control panel. Tiled effect vinyl flooring.

Cloakroom

Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Tiled effect vinyl flooring. Fuse box. Extractor fan.



FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Balustrade. Access to loft space. Smoke alarm. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

12'2 x 11'5 max (3.71m x 3.48m max)
UPVC double glazed window to the rear. Radiator. Telephone and television points. Panelled door to the en suite.

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising tiled shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and w/c. Shaving point. Wood effect vinyl flooring. Extractor fan.

Bedroom Two

11'6 x 10'4 max (3.51m x 3.15m max)
UPVC double glazed window to the front. Radiator. Television point.

Bedroom Three

9'9 x 8'3 (2.97m x 2.51m)
UPVC double glazed window to the rear. Radiator. Television point.

Bedroom Four

8'4 x 7'10 (2.54m x 2.39m)
UPVC double glazed window to the front. Radiator. Television point.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point. Wood effect vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with porch over. Outside light. Areas laid to lawn with hedgerow enclosing. Gas and electric meters.

To The Rear

Good sized west facing garden comprising patio areas to the immediate rear, area laid to lawn, decked area and borders with a variety of plants and shrubs. Outside light and tap. Enclosed by fencing and walling with gated side pedestrian access leading to garage and driveway.

Garage & Parking

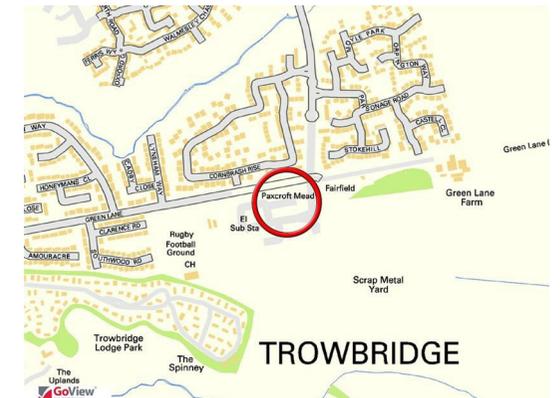
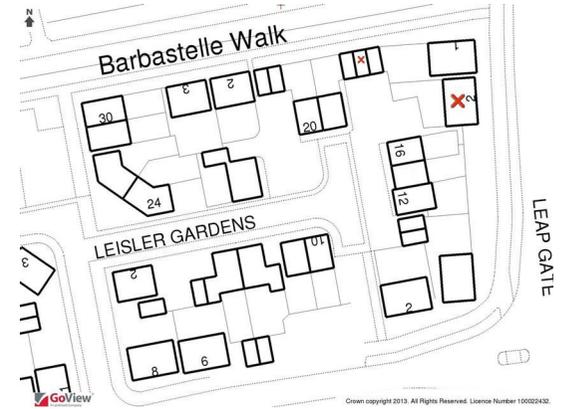
16'10 x 8'10 (5.13m x 2.69m)
Middle garage of block (see map) and vehicular access to garage and driveway is via Leisler Gardens.. Up and over door to the front. Eaves storage. Parking to the front of garage and an additional parking space.

ESTATE CHARGE:

Approx. £200pa



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



Total area: approx. 126.1 sq. metres (1357.3 sq. feet)


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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.

