



110 Soprano Way Trowbridge BA14 7XA

A well-presented detached family home built by Charles Church Homes and situated close to popular primary school, parkland & woodland walks; within the well regarded Castlemead Development. The modern, neutrally presented interior boasts dual aspect living room and kitchen/dining room with integrated appliances, cloak/boot room, family bathroom, master bedroom with en-suite shower room, two additional good sized bedrooms, UPVC double glazing and gas central heating system. External features include large 3m wide garage and driveway and good sized enclosed, south facing landscaped gardens with large Indian Sandstone Patio. The property is also being sold with remaining 10 year NHBC certificate and viewing is highly recommended.

Offers Over £310,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring. Central heating controls. Panelled doors off and into:

Cloak/Boot Room

Obscured UPVC double glazed window to the rear. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Wood effect flooring. Extractor fan. Coat hanging space.

Living Room

18'7" x 9'11" (5.66 x 3.02)

UPVC double glazed window to the front. Two radiators. UPVC double glazed French doors to the rear. Television point.

Kitchen/Dining Room

18'4" x 9'3" (5.59 x 2.82 (5.60 x 2.81))

UPVC double glazed window to the front. Radiator. Selection of modern wall and base mounted units with rolled top work surfaces and upstands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel AEG electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. Space for dining table. Enclosed Ideal combi boiler. Wood effect flooring. UPVC double glazed French doors to the rear.



FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Balustrade. Access to part boarded loft space. Smoke alarm. Panelled doors off and into: airing cupboard with shelving.

Bedroom One

15'7" x 10'0" (4.75 x 3.05)

UPVC double glazed window to the rear. Radiator. Television Virgin Media and telephone points. Heating controls. Panelled door to the:

En Suite Shower Room

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

Bedroom Two

9'9" x 9'4" (2.97 x 2.84 (2.98 x 2.85))

UPVC double glazed window to the front. Radiator. Television point.

Bedroom Three

8'7" x 7'4" (2.62 x 2.24)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes and built-in single wardrobe.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising

panelled bath with mixer shower, pedestal wash hand basin and w/c. Shaving point and extractor fan. Tiled effect vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn and raised beds with sleepers enclosing. Gas and electric meters.

To The Rear

Enclosed south facing landscaped garden with private aspect comprising Indian sandstone patio area to the immediate rear, area laid to lawn and mixed borders with a variety of plants and shrubs. Outside tap. Storage areas to both sides of the property. Enclosed by fencing and walling with gated rear pedestrian access.

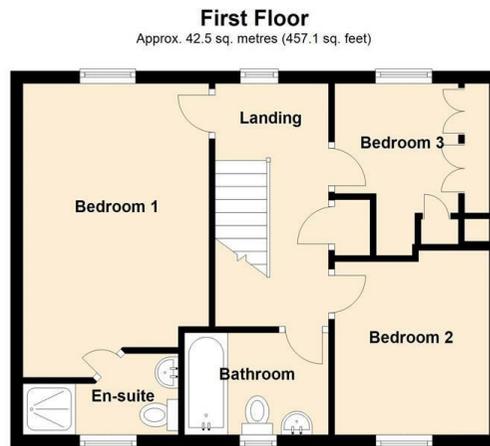
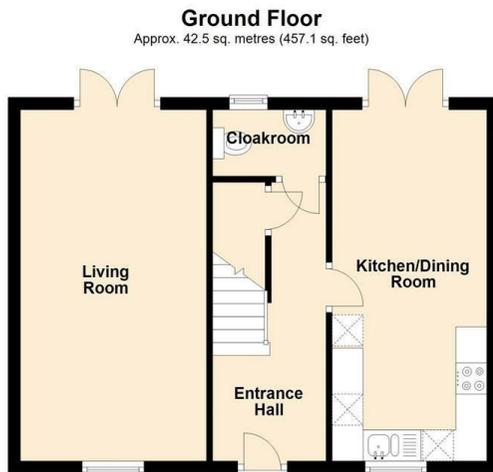
Garage & Parking

9'10" Wide (3 Wide)

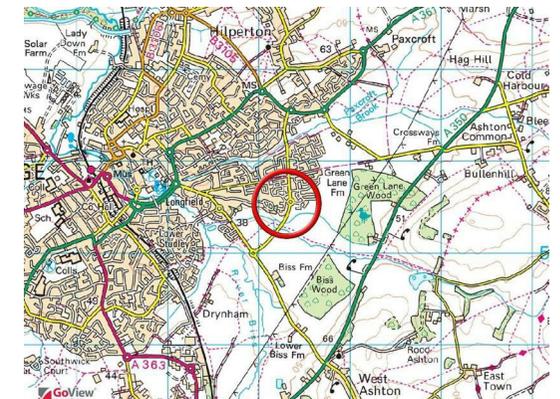
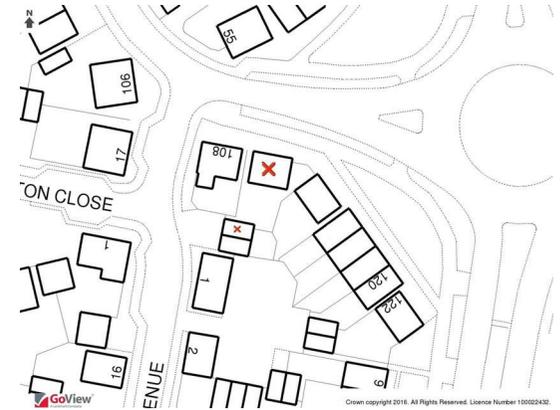
Up and over door to the front. Eaves storage. Power and lighting. Tarmac driveway to the front. Security lights.



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



Total area: approx. 84.9 sq. metres (914.2 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.