



## 29 Soprano Way

Trowbridge BA14 7WL

A fantastic opportunity to purchase a spacious and extended three bedroom detached family home situated within the well regarded Castlemead development close to popular primary schools, shop, parkland walks & Green Lane woods. Accommodation comprises entrance hall, living room, kitchen/dining room, 25ft conservatory/family room, cloakroom, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, Freehold solar panels, south-east facing garden, garage and driveway providing off road parking. Viewing recommended.

**Guide Price £325,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed composite panelled door to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring and inset ceiling spotlights. Panelled doors off.

### Living Room

18'6 x 9'9 (5.64m x 2.97m)  
UPVC double glazed window to the front. Two radiator. High level television point. Wood effect flooring and inset ceiling spotlights. UPVC double glazed French doors to the:

### Conservatory/Family Room

25'10 x 9'7 (7.87m x 2.92m)  
UPVC double glazed and brick construction with glass pitched glass roof and French doors to the rear. Radiator. Tiled flooring. Ceiling lights with fans. UPVC double glazed French doors to the:

### Kitchen/Dining Room

18'7 x 9'2 (5.66m x 2.79m)  
UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with rolled top with surfaces and up-stands. 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. Plumbing for washing machine. Space for fridge/freezer. Enclosed gas central heating boiler. Space for dining table. Tiled effect flooring and inset ceiling spotlights. Extractor fan. Panelled door the hall.

### Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Wood effect flooring. Extractor fan.

## FIRST FLOOR



### Landing

UPVC double glazed window to the rear. Balustrade. Inset ceiling spotlights. Smoke alarm. Panelled doors off and into: airing cupboard.

### Bedroom One

15'8 x 9'11 (4.78m x 3.02m)

UPVC double glazed window to the rear. Radiator. Built-in triple wardrobe with sliding mirrored doors enclosing. Inset ceiling spotlights. Panelled door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect flooring and inset ceiling spotlights. Extractor fan. Shaving point.

### Bedroom Two

9'8 x 9'4 (2.95m x 2.84m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding mirrored doors enclosing. Inset ceiling spotlights. Access to boarded loft space with ladder and light.

### Bedroom Three

9'5 x 8'8 max (2.87m x 2.64m max)

UPVC double glazed window to the rear. Radiator. Recess with hanging rail and shelf.

### Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Tiled effect flooring and inset ceiling spotlights. Extractor fan. Shaving point.

### EXTERNALLY

### To The Front

Path to the front door with storm porch over and entrance light. Area laid to loose stone chippings. Gas and electric meters. Outside tap. Gated side pedestrian access to the rear to both sides. Tandem driveway to the side providing parking for up to 3 vehicles. Tesla charging point.

### To The Rear

Enclose south-east facing garden comprising L-shaped paved patio area to the immediate rear and side, area laid to lawn and borders with a variety of plants and shrubs. Bin storage to the side. All enclosing by fencing and walling.

### Garage

16'6 x 8'8 (5.03m x 2.64m)

Up and over door to the front. UPVC double glazed door to the side. Power and lighting. Eaves storage.

### SOLAR PANELS:

14 Freehold solar panels installed 6months ago. 10kw battery located externally, to the right hand side of property.

### ESTATE CHARGE:

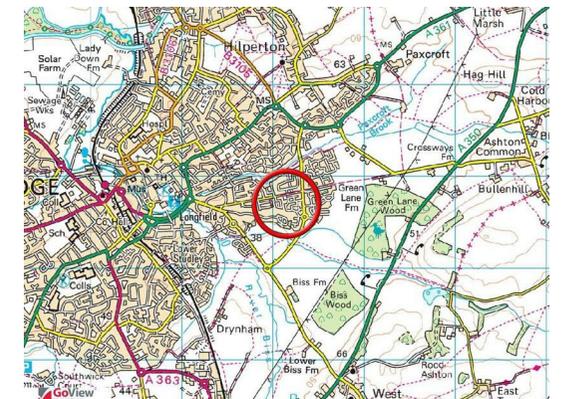
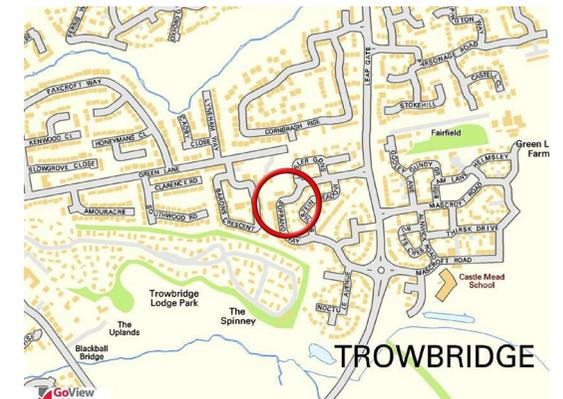
£205.76pa



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



Total area: approx. 127.0 sq. metres (1366.9 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.