



**KINGSTONS**



## **122 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, utility/boot room, cloakroom, 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 6m x 3m garage, driveway and good sized enclosed, south-westerly facing landscaped gardens.

**Guide Price £300,000**



## 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 and inset ceiling spotlights. Central heating controls. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c with dual push flush and inset ceiling spotlights. Wood effect flooring. Extractor fan.

### Living Room

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

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

### Refitted Kitchen/Dining Room

18'7 x 9'4 (5.66m x 2.84m)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with square edge work surfaces and upstands. One and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in electric four-ring gas hob with extractor hood over. Integrated dishwasher and washing machine. Pull-out bin. Space for fridge/freezer. Space for dining table. Enclosed Ideal combi boiler. Wood effect flooring and inset ceiling spotlights. UPVC double glazed French doors to the:



### Utility/Boot Room

10'2 x 8'10 (3.10m x 2.69m)  
UPVC double glazed window and French doors to the rear. Square edge work surface. Space for dryer. Wood effect vinyl flooring and inset ceiling spotlights.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

13'7 x 10'0 (4.14m x 3.05m)  
UPVC double glazed window to the rear. Radiator. Television and telephone points. Heating controls. Freestanding wardrobes. Inset ceiling spotlights. 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 with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring and inset ceiling spotlights.

#### Bedroom Two

12'0 x 9'6 max (3.66m x 2.90m max)  
UPVC double glazed window to the front. Radiator. Wardrobe recess.

#### Bedroom Three

9'8 x 6'3 min (2.95m x 1.91m min)  
UPVC double glazed window to the rear. Radiator. Wardrobe recess.

#### Family Bathroom

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

### EXTERNALLY

#### To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn with plants and shrubs. Gas and electric meters.

#### To The Rear

Good sized south-westerly facing garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and borders with a variety of plants and shrubs. External tap, lights and power point. Enclosed by fencing and walling.

#### Garage & Parking

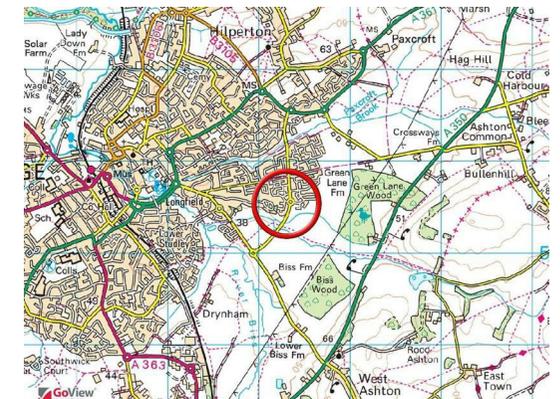
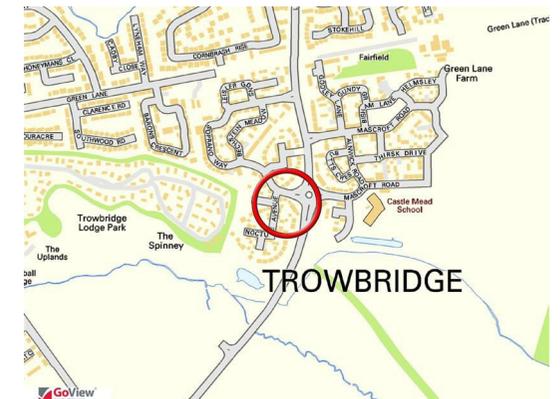
20'0 x 10'6 (6.10m x 3.20m)  
Up and over door to the front. Power and lighting. Personal door to the rear. Two parking spaces to the front.



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



Total area: approx. 117.1 sq. metres (1260.1 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.