



14 Castle Hedingham

Trowbridge BA14 6GS

A well presented and spacious, five bedroom detached family home built by Charles Church Homes, situated close to woodland and countryside walks on the well regarded Castlemead development overlooking open green space to the front. Accommodation comprises entrance hall, cloakroom, living room, 27ft kitchen/dining/family room with French doors onto gardens and AEG appliances, utility room, home office, four double bedrooms, study/5th bedroom, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, enclosed good sized rear garden and driveway providing off road parking for three vehicles. Viewing highly recommended.

Guide Price £425,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, panelled door to the front. Radiator. Luxury vinyl tiled flooring. Stairs to the first floor with cupboard under. Telephone point. Smoke Alarm. Fuse box. Panelled doors off and into:

Living Room

15'3" x 10'1" (4.65m x 3.07m)
UPVC double glazed window to the front. Radiator. Television and telephone points.

Home Office

14'4" x 10' (4.37m x 3.05m)
UPVC double glazed window to front. Radiator. Wood effect flooring.

Kitchen/Dining Family Room

27'9" x 9'10" (8.46m x 3m)
Two set of UPVC double glazed French doors to the rear. UPVC double glazed window to the rear. Radiator. Range of modern wall, base and drawer units with rolled top work surfaces and splash-backs. 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. Plumbing for washing machine and dishwasher, space for fridge/freezer. Enclosed replacement Valliant combi boiler. Carbon monoxide alarm. Television Point. Tiled flooring. Inset ceiling spotlights to kitchen area. Doorway to:



Utility Room

9'11" x 5'9" (3.02m x 1.75m)

Radiator. Selection of high gloss wall and base units with roll top work surface. Plumbing for washing machine. Space for a fridge/freezer. Wood effect flooring.

Cloakroom

Radiator. Two piece white suite with tiled surrounds comprising pedestal wash hand basin and w/c dual push flush. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

Balustrade. Access to loft space. Smoke alarm. Panelled doors off and into:

Bedroom One

13'5 x 11'7" max (4.09m x 3.53m max)
UPV double glazed window to front.
Radiator. Panelled door to storage cupboard. Panelled door to the:

En Suite Shower Room

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

Bedroom Two

13'1" x 10' (3.99m x 3.05m)
UPVC double glazed window to the front.
Radiator. Luxury vinyl tiled floor.

Bedroom Three

11'1" x 10'4" (3.38m x 3.15m)
UPVC double glazed window to the rear.
Radiator.

Bedroom Four

12' x 9'8" max (3.66m x 2.95m max)
UPVC double glazed window to the rear.
Radiator.

Bedroom Five/Study

7'2" x 7'9" (2.18m x 2.36m)
UPVC double glazed window to the rear.
Radiator. Wood effect flooring.

Family Bathroom

10'5" x 5'6" (3.18m x 1.68m)
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 flush. Extractor fan. Shaving point. Tiled flooring.

EXTERNALLY

To The Front

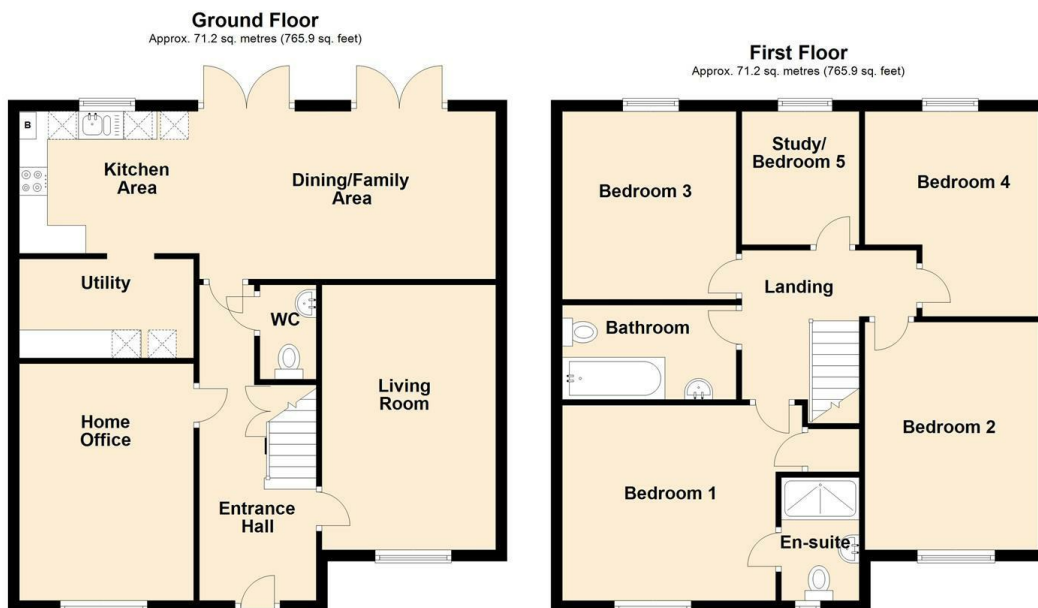
Storm porch over front door with entrance lights. Area laid to lawn with tree. Driveway providing off road parking for three vehicles. Gated side pedestrian access to the rear.

To The Rear

Enclosed landscaped garden comprising large paved patio area to the immediate rear, step up to area laid to lawn, step up to additional large paved patio area. Outside tap. Garden shed. All enclosed by fencing and walling with gated pedestrian access to the front.



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



Total area: approx. 142.3 sq. metres (1531.9 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.

