



## SOPRANO WAY, TROWBRIDGE

**£320,000** Freehold

This is a beautifully presented four bedroom, semi detached townhouse, situated within the popular Castlemead development.



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This is a lovely four bedroom home and is situated within the popular Castlemead development.

This spacious and versatile property would suit a variety of purchasers, including first time buyers, those downsizing and a growing family.

Features include the addition of a ground floor kitchen/dining room with PVCu French doors to the garden. A downstairs cloakroom and an integral garage.

The first floor offers an inviting lounge, complete with a charming Juliet balcony, setting the tone for a truly cosy and welcoming living space to unwind in. There is a spacious double bedroom and a dedicated study thoughtfully designed for the perfect blend of relaxation and productivity.

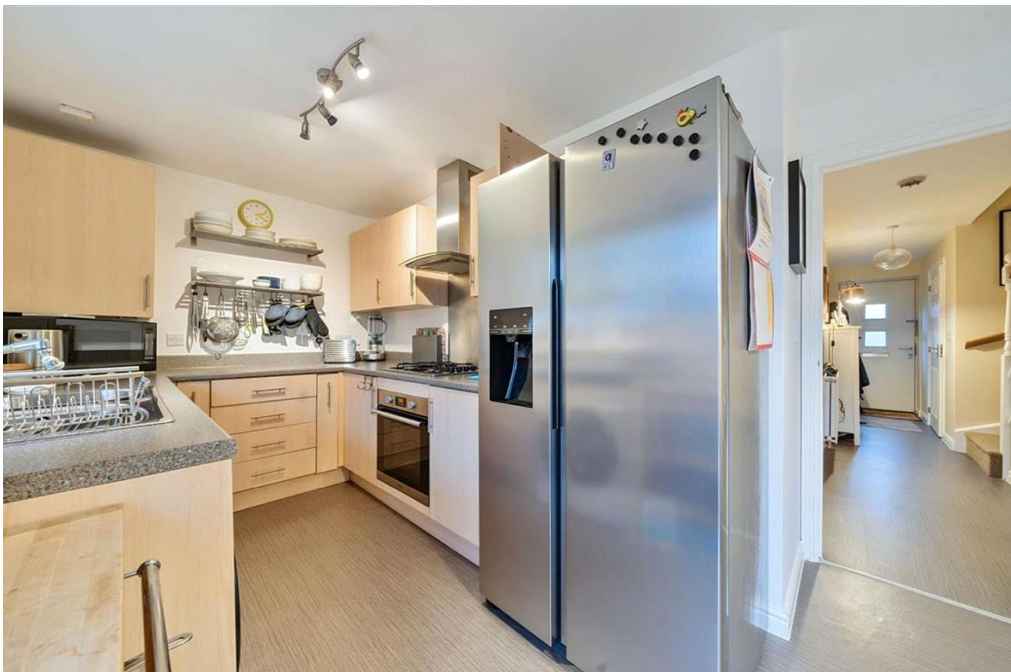
The second floor boasts three spacious bedrooms and a family bathroom. The master suite showcases built-in wardrobes and an en-suite for added luxury.

This wonderful home offers a low maintenance garden and the convenience and ease of driveway parking.

Well located close to walks and the beautiful Green Lane woods, along with a variety of further green spaces and play areas. Also situated close by are three local primary schools and two convenience stores along with the community centre and amenities.

The property is close to the town centre of Trowbridge with a good selection of nearby supermarkets and conveniences.

The rail station is on the Wessex Main Line rail link with routes to Bath, Bristol, Cardiff, Waterloo and the south coast.





- Four Double Bedrooms
- First floor lounge
- Two bathrooms
- Study

- Kitchen/Breakfast Room
- Cloakroom
- Integral Garage
- Driveway

Entrance Hall

Cloakroom

Kitchen/Dining Room  
17'1" x 9'10"

Lounge  
17'1" x 13'1"

Bedroom 2  
14'9" x 9'10"

Study  
7'3" x 7'3"

Master Bedroom  
13'1" x 9'10"

En-suite Shower Room

Bedroom 3  
11'6" x 9'10"

Bedroom 4  
9'10" x 7'3"

Family Bathroom

Integral Garage

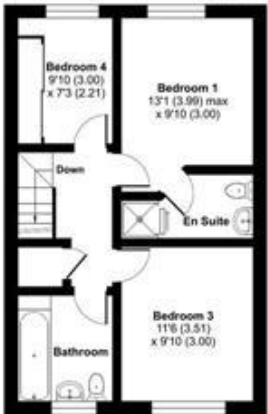
Driveway

Rear Garden

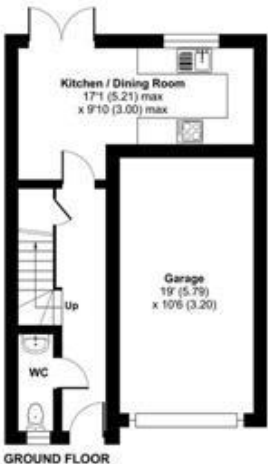


Soprano Way, Trowbridge, BA14

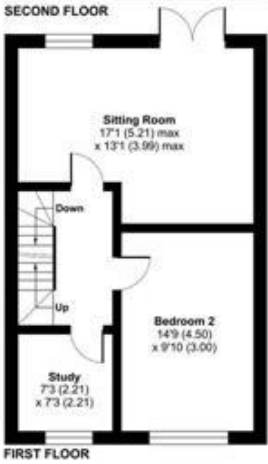
Approximate Area = 1269 sq ft / 117.8 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 1459 sq ft / 135.4 sq m  
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidooroom 2024. Produced for Paxtons Estate Agents. REF: 1221286.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: D  
(Wiltshire Council)  
Tenure: Freehold  
Green Square Annual  
Service Charge: currently  
£200 per annum.  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Broadband: FTTP  
Accessibility measures:  
Not suitable for  
wheelchair users

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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