



SOPRANO WAY, TROWBRIDGE

£385,000 Freehold

Offering a beautiful four bedroom detached home, located in the extremely popular area of Castle Mead.



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This home boasts a popular dual aspect design, flooding the living spaces with natural light.

As you step inside, you are immediately welcomed by a spacious entrance hall, providing direct access to the convenient cloakroom.

On the opposite side of the hallway is the sizeable kitchen / dining area - a wonderful space to dine with friends and family and hosting gatherings.

The kitchen has been thoughtfully updated in a contemporary design, featuring sleek finishes and modern touches that elevate the space. Impeccably maintained, it also offers ample room for a dining table and has the addition of a breakfast bar. Completing this level is a highly desirable adjoining utility room, offering additional functionality and storage.

Upstairs, you'll discover four good sized bedrooms, each providing a peaceful retreat, perfect for creating your own personal sanctuary. The spaces are designed with comfort and tranquillity in mind, offering plenty of room to relax and unwind. Both the family bathroom and the en suite have been beautifully upgraded, featuring sleek, modern designs that add a touch of luxury to your everyday routine.



Stepping outside, the rear garden offers a wonderfully low-maintenance space, ideal for family activities, al fresco dining, or simply relaxing in the fresh air. The garden is thoughtfully designed with a patio area, artificial lawn, and a decked section, providing versatile spaces for outdoor enjoyment. Additionally, there is convenient access to the driveway and garage, making this outdoor area both functional and enjoyable.

The property features a single garage with an up and over door, providing ample space for both storage and workshop activities. Equipped with power and lighting, this garage offers versatility and convenience, making it a valuable addition to the home. The driveway, situated next to the property, is another standout feature, ensuring that both residents and guests have easy and convenient parking options.

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, chemist and further amenities.



Entrance Hall

Cloakroom

Large Lounge
21'4" x 11'7"

Kitchen/Dining Room
21'4" x 8'6"

Utility Room
6'10" x 5'0"

Bedroom 1
11'10" x 11'9"

En-suite Shower Room

Bedroom 2
11'8" x 9'1"

Bedroom 3
12'2" x 8'8"

Bedroom 4
8'11" x 8'8"

Family Bathroom

Garage
19'10" x 10'7"

Driveway

Rear Garden

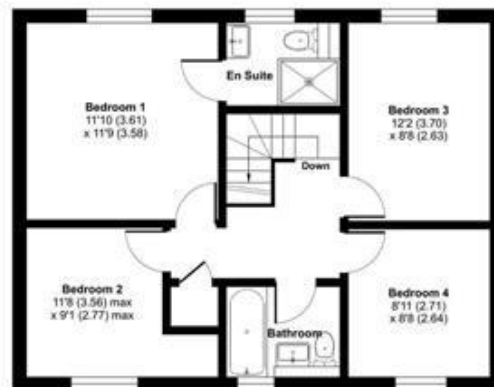
Soprano Way, Trowbridge, BA14

Approximate Area = 1188 sq ft / 110.3 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdworn 2021. Produced for Paxtons Estate Agents. REF: 1240852

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	89
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: E
(Wiltshire Council)
Tenure: Freehold
Parking options:
Driveway, Garage
Garden details: Enclosed
Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

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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