



**Wrights**  
01225 755553

Skipton Walk, Trowbridge, Wiltshire, BA14 6FZ

£400,000

This beautifully presented four/five bedroom detached property is situated within the popular Castlemead development on the outskirts of Trowbridge.

The ground floor of the property offers an entrance hall, lounge, family room/spacious fifth bedroom, kitchen diner, utility room and downstairs cloakroom.

Upstairs is the master bedroom with ensuite shower room, three further bedrooms and a spacious refitted shower room.

Further features include a generous, low maintenance rear garden, garage and off road parking for at least two vehicles, gas central heating and PVCu double glazing.



**Four bedroom detached property**  
**kitchen/diner**  
**Utility room**  
**Downstairs cloakroom**  
**Family room/spacious fifth bedroom**

**En-suite to master bedroom**  
**Spacious refitted shower room**  
**Generous enclosed rear garden**  
**Garage**  
**Off road parking for at least two vehicles**



## Situation

The property is situated within the popular Castle Mead development, with many local amenities including a shopping centre and two well regarded Primary Schools.

The property is also situated within a stone's throw of lovely woodland walks. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.

## The property comprises

### Ground floor

#### Entrance Hall

With designer radiator and stairs to the first floor.

#### Lounge

*13' 3" x 10' 7" (4.05m x 3.23m)*

With radiator and PVCu double glazed window to the front.

### Kitchen/Diner

*20' 0" x 9' 6" (6.09m x 2.89m)*

With radiator, a range of eye level and base units, wood laminate worktops with upstands and tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer and dishwasher, sink/drain unit, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

### Utility room

*5' 6" x 6' 4" (1.68m x 1.94m)*

With radiator, a range of eye level and base units, worktops with upstands and tiled splash backs, sink/drain unit, space for washing machine and tumble drier, extractor fan and door to the rear garden.

### Cloakroom

With close coupled W.C, pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

### Family room/bedroom 5

*10' 10" x 9' 10" (3.31m x 3.00m) max*

With storage cupboard under the stairs, radiator and PVCu double glazed window to the front.

## First Floor

### Landing

With built in storage cupboard, loft hatch and PVCu double glazed window to the side.

### Bedroom 1

*11' 3" x 11' 5" (3.43m x 3.48m)*

With radiator and PVCu double glazed window to the rear.

### En-suite

With suite comprising shower enclosure with mains rainfall shower, close coupled W.C and hand basin with vanity unit under, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

### Bedroom 2

*11' 9" x 8' 7" (3.58m x 2.61m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 3

*9' 9" x 9' 1" (2.96m x 2.77m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 4

*8' 4" x 7' 6" (2.55m x 2.29m)*

With radiator and PVCu double glazed window to the front.

## Shower Room

With suite comprising large walk in shower enclosure with mains rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

## Externally

### To the rear

The generous, recently landscaped rear garden offers a spacious patio seating area, an area laid to pebbles and a decking area with pergola. There is outside lighting, outdoor power sockets, an outside tap, gates providing side access to the front of the property and also to the parking area at the rear and a door into the garage.

### Garage and parking

With power, light, up and over door to the front and door to the rear garden. Parking for at least two vehicles in front.

### Council tax

The property is currently in council tax band E.

### Tenure

The property is sold as freehold.

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### Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)

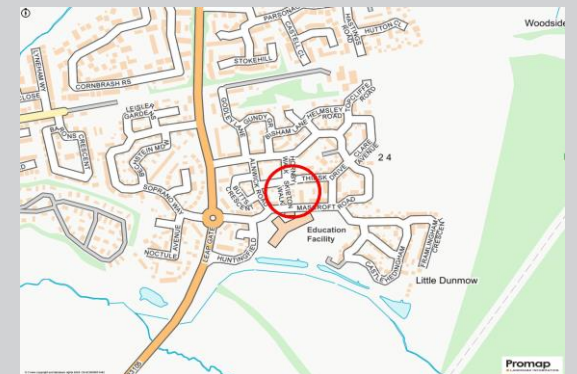


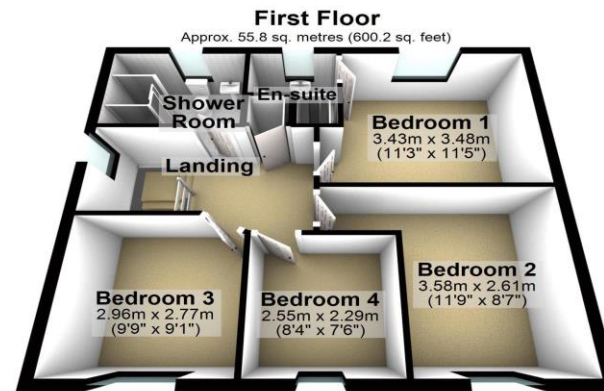
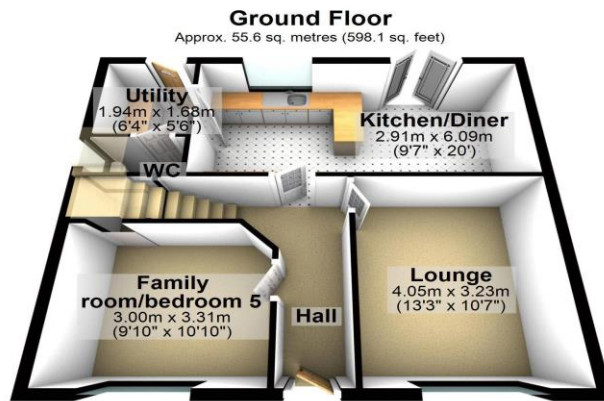
### First Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 111.3 sq. metres (1198.2 sq. feet)





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### Disclaimer

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