

Sold

3 BEDROOM DETACHED | BARBASTELLE WALK, BA14 | £280,000



## DESCRIPTION

Ideally positioned in a quiet, leafy residential location, this modern detached family home offers an impressive light and airy living space comprising three bedrooms, with en-suite facilities to the master, smartly presented family bathroom, dual aspect 18'6" living room, open plan kitchen / dining room, downstairs cloakroom and reception hallway. Externally there is a sunny South facing walled garden to the rear and ample off-road parking facilities with a garage and private parking. **VIEWINGS TO COMMENCE SATURDAY 10TH JULY BETWEEN 10am and 1pm STRICTLY BY APPOINTMENT.**

Barbastelle Walk is pleasantly situated on the popular Castlemead development, conveniently positioned for local shops and schools whilst overlooking Green Lane to the front.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC rating: C

All mains services connected. Gas central heating.





## KEY FEATURES

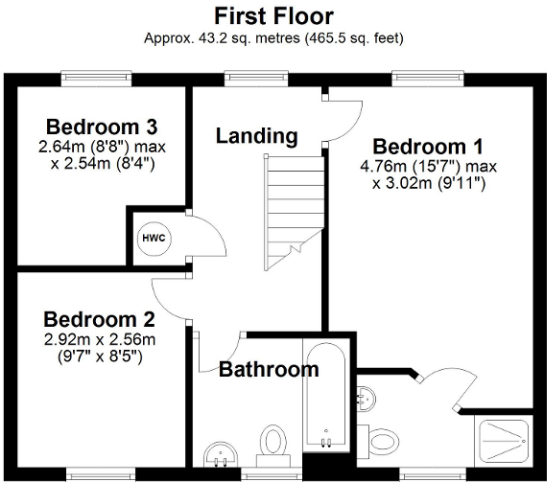
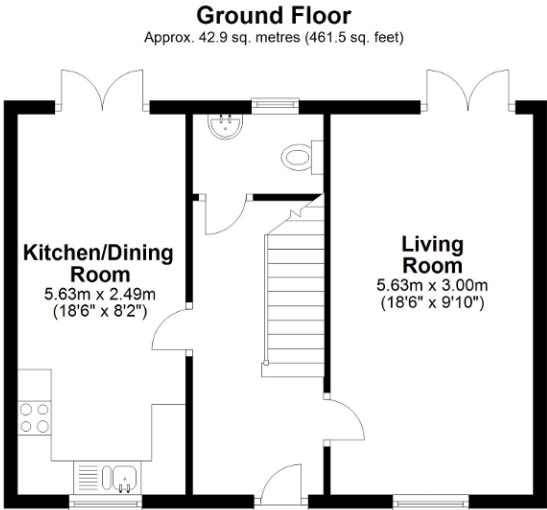
- Modern detached family home
- En-suite facilities to master bedroom
- Dual aspect living room
- Sunny South facing walled rear garden
- Quiet location
- Three bedrooms
- Spacious open plan kitchen / dining room
- Downstairs cloakroom
- Garage and off-road parking
- Remainder of NHBC guarantee





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 86.1 sq. metres (927.0 sq. feet)

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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