

Sold



3 BEDROOM DETACHED | GODLEY LANE, BA14 | £315,000

DESCRIPTION

Pleasantly situated in Godley Lane, a quiet residential location within a short walk of Castle Mead School, this lovely detached family home is immaculately presented and offers light and airy, stylishly designed living space. Downstairs the reception hallway leads to a wonderful dual aspect living room with French doors opening to the rear garden, an impressive open plan kitchen / dining room again with French doors to the rear and a downstairs cloakroom. Upstairs there are three bedrooms, with the spacious master suite providing an en-suite shower room in addition to the smartly appointed family bathroom. Externally the property is accessed to the front by a picket gate opening to a pretty garden enclosed by low level hedging whilst to the rear there is a landscaped, walled garden ideal for entertaining, which in turn leads to the garage via a private door.

Ideally situated in the highly regarded Castle Mead development on the Eastern fringes of Trowbridge, this lovely family home is ideally positioned to take advantage of an excellent range of local amenities. The highly regarded Castle Mead Primary School (Ofsted: Good) is within a quarter of a mile walk and access to through routes and Trowbridge Railway Station (2.5 miles) is also superb.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: D
EPC Rating: C
All mains services connected.
Gas fired central heating.



KEY FEATURES

- Beautiful detached family home
- Double aspect sitting room
- Large downstairs cloakroom
- Delightful fully enclosed rear garden
- Off road parking
- Three good sized bedrooms
- Double aspect kitchen / dining room
- En-suite shower room to master bedroom
- Larger than average garage
- Remainder of NHBC Guarantee



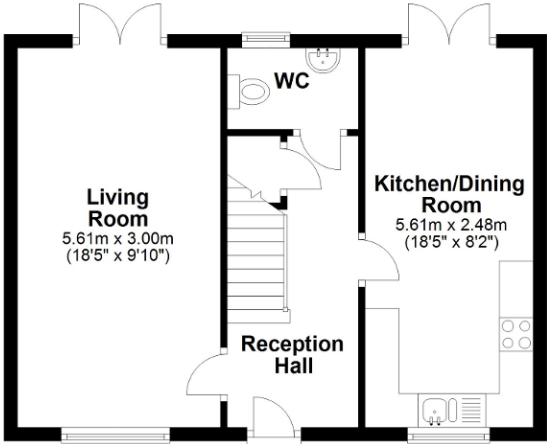


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

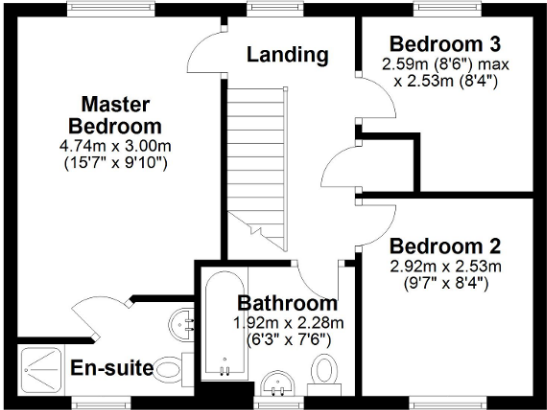
Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 85.5 sq. metres (920.4 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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