



3 BEDROOM SEMI-DETACHED HOME | LEAP GATE, BA14 | GUIDE PRICE £270,000

DESCRIPTION

Situated within the sought-after Castlemead development in Trowbridge, this beautifully presented three-bedroom semi-detached home offers modern living in a well-connected and vibrant area of Wiltshire. With its light-filled interiors, spacious layout, and thoughtful finishes throughout, the property is ideal for families, first-time buyers, or those looking to downsize in comfort and style.

The ground floor features a welcoming entrance hall with a convenient downstairs cloakroom, leading into a stylish kitchen/breakfast room and a generously sized living/dining area. This relaxing space is ideal for both everyday living and entertaining, complete with a good-sized storage cupboard and direct access to the private rear garden & perfect for family meals or social gatherings.

Upstairs, the home comprises three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room and features built-in wardrobes, offering excellent storage. The remaining two bedrooms are served by a modern family bathroom. The layout is practical and flexible, ideal for growing families.

The west-facing rear garden is a standout feature, laid mainly to lawn with a beautifully finished sandstone patio, ideal for outdoor dining and entertaining. The garden is fully enclosed with rear access, and the property also includes a single garage with driveway parking.

Located just a short walk from Castle Mead Primary School, local shops, and green open spaces, the home is perfectly positioned for convenience and community living. Trowbridge town centre and train station are nearby, providing excellent transport links to Bath, Bristol, and beyond. Superfast broadband is available in the area, and the neighbourhood is known for its low



crime rates and family-friendly atmosphere.

This attractive and well-maintained home offers a fantastic opportunity to enjoy contemporary living in a desirable residential setting. Whether you're a first-time buyer, a growing family, or seeking a low-maintenance property in a prime location, this home delivers comfort, practicality, and long-term appeal.

KEY FEATURES

- Three Bedrooms
- Downstairs cloakroom
- Nearby Schools & Green Space
- Sitting room/dining room
- Parking
- En-Suite to Master
- Sought After Location
- Kitchen/breakfast room
- Larger than average garage
- Fully enclosed private rear garden





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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