



📍 23 Faverolle Way, Hilperton, Trowbridge, Wiltshire, BA14 7QE

🔗 Offers In Excess Of £400,000

A very well presented, four bedroom, two bathroom, detached, family house with private, well enclosed garden, garage and driveway parking, which is situated on a popular road, close to amenities on the Paxcroft Mead development.

- Modern, Detached House
- Immaculately Presented Throughout
- Four Bedrooms
- Bathroom & En Suite Shower Room
- Gas Central Heating & UPVC Double Glazing
- Utility & Cloakroom
- Private, Well Enclosed Garden With Sunny Aspect
- Garage & Driveway Parking
- Popular Location
- Close To Schools & Amenities

🏠 Freehold

🏠 EPC Rating C



A very well presented, detached, family house with private, well enclosed garden, garage and driveway parking, which is situated on a popular road, close to amenities on the Paxcroft Mead development.

The property offers generously proportioned accommodation over two floors comprising; entrance hall with cloakroom off, good sized, dual aspect sitting room with French doors opening onto the garden, superb, open plan kitchen/dining room with modern units and oak flooring, utility room, principle bedroom with built in wardrobes and en suite shower room, guest bedroom with built in wardrobes, two further bedrooms and a bathroom with modern white suite and underfloor heating.

Externally there is an easily maintainable, gravelled garden to the front and side with ornamental bushes, small trees and low level walling to the side. The side garden offers potential to create further off street parking if required. To the left hand side of the property there is a delightful, part walled garden with timber decked seating area, level lawn, gavelled area, circular paved patio seating area, flower and shrub beds and small trees. The garden enjoys a good deal of privacy and a sunny, south west facing aspect. Gated access to the rear.

Detached, single garage with up and over door to front. Driveway parking in front of the garage for two vehicles.

Situation

Paxcroft Mead forms part of the popular village of Hilperton which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

Property Information

Council Tax Band; E

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



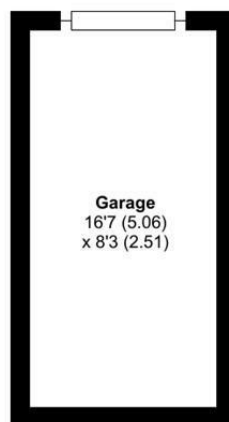
Faverolle Way, Hilpertont, Trowbridge, BA14

Approximate Area = 1166 sq ft / 108.3 sq m

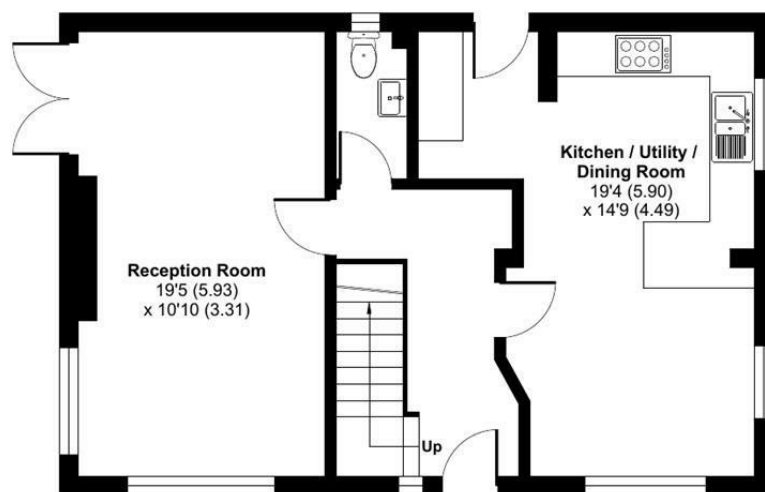
Garage = 137 sq ft / 12.7 sq m

Total = 1303 sq ft / 121 sq m

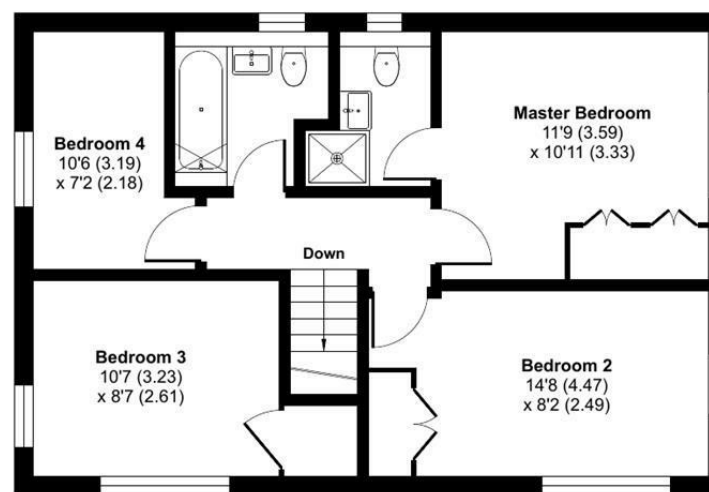
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1277098

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.