



Wrights
01225 755553

Paxcroft Way, Trowbridge, Wiltshire, BA14 7DQ

£350,000

Situation

The property is situated in the desirable Green Lane area, within walking distance of Trowbridge town centre.

The County town of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious four bedroom detached property

Recently updated kitchen and spacious utility room

Ground floor wet room

First floor shower room

Gas central heating

PVCu double glazing

Private enclosed rear garden

Garage

Spacious driveway

No onward chain



This spacious four bedroom detached property is situated within the popular Green Lane area of Trowbridge.

The property requires some modernisation, offering potential to create a wonderful family home. Features include a recently updated kitchen and spacious utility room, ground floor wet room and first floor shower room, a spacious lounge/diner, four good sized bedrooms, gas central heating, PVCu double glazing, a private enclosed rear garden, garage and driveway parking for three vehicles.

Sold with the benefit of no onward chain.

The property comprises

Entrance Porch

With PVCu front door and obscured PVCu double glazed window to the front.

Hallway

With radiator and stairs to the first floor.

Lounge/Diner

22' 11" x 13' 0" (6.99m x 3.97m) max

With two radiators, gas fire, PVCu double glazed windows to the front and rear and french doors opening onto the rear garden.

Kitchen

9' 2" x 8' 3" (2.79m x 2.52m)

With a range of eye level and base units, worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, one and a half bowl sink/drainage unit and PVCu double glazed window to the rear.

Utility room

11' 7" x 8' 0" (3.54m x 2.43m)

With a range of eye level and base units, worktops over, washing machine and tumble dryer, radiator and PVCu door to the rear garden.

Wet room

5' 5" x 8' 0" (1.65m x 2.43m)

With electric shower, pedestal hand basin and low level W.V, radiator, extractor fan and obscured PVCu double glazed windows to the side and rear.

First Floor

Landing

With heated linen cupboard and loft hatch.

Bedroom 1

13' 1" x 11' 11" (4.00m x 3.63m) max

With radiator, built in wardrobes and PVCu double glazed window to the front.

Bedroom 2

9' 6" x 11' 0" (2.89m x 3.36m) max

With radiator and PVCu double glazed window to the rear.

Bedroom 3

16' 11" x 8' 6" (5.16m x 2.59m)

With radiator and PVCu double glazed window to the front.

Bedroom 4

8' 7" x 7' 2" (2.61m x 2.18m)

With radiator and PVCu double glazed window to the front.

Bathroom

With large walk in shower enclosure with mains shower, pedestal hand basin and low level W.C, heated towel radiator and two obscured PVCu double glazed windows to the rear.

Externally

To the front

A spacious block paved driveway provides off road parking for 3 vehicles, next to an area laid to lawn. Gates to both sides of the property provide access to the rear garden.

Garage

22' 8" x 8' 0" (6.90m x 2.43m) max

With power, light and wooden double doors to the front.

To the rear

The enclosed rear garden provides a good degree of privacy, with a spacious area laid to lawn, a sunken decking area and side access to both sides of the property leading to the front driveway.

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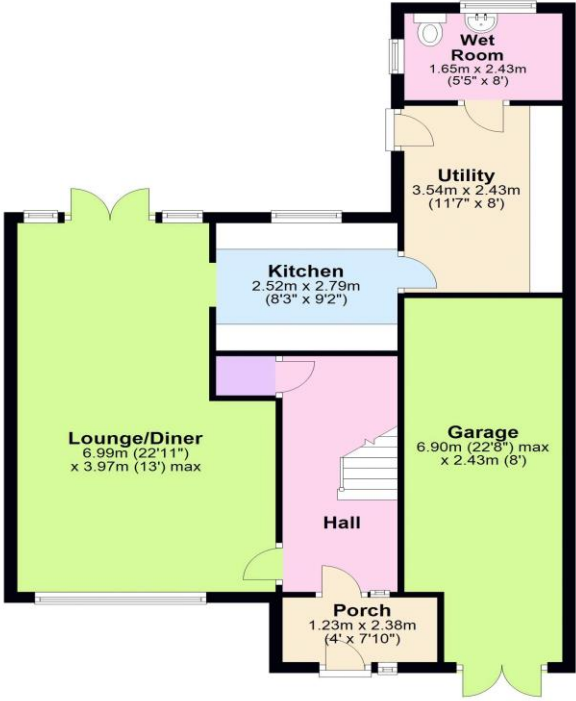
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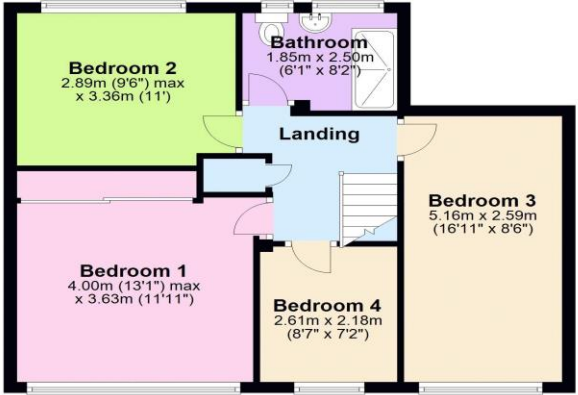
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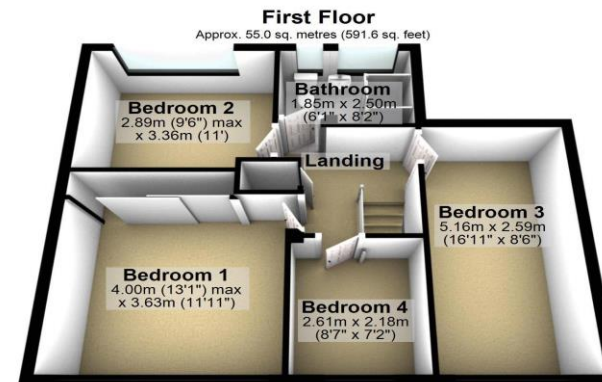
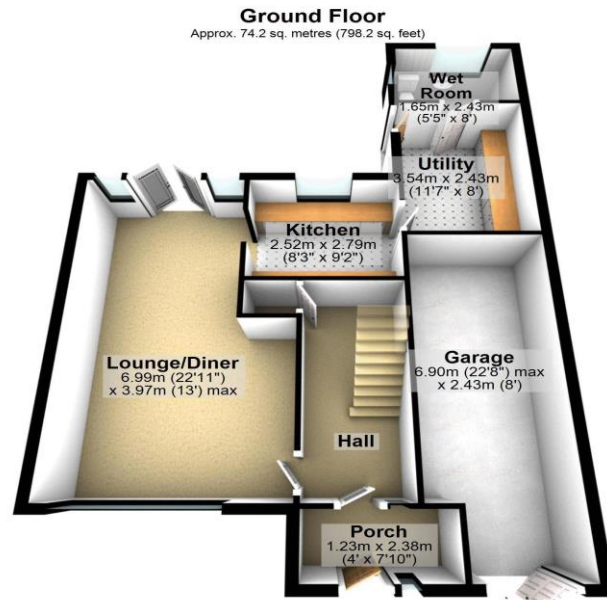
Ground Floor
Approx. 74.2 sq. metres (798.2 sq. feet)



First Floor
Approx. 55.0 sq. metres (591.6 sq. feet)



Total area: approx. 129.1 sq. metres (1389.7 sq. feet)



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