



**Wrights**  
01225 755553

Gibbs Leaze, Hilperton, Trowbridge, Wiltshire, BA14 7QN

£365,000

This three bedroom detached property is situated on a cul-de-sac within the popular Paxcroft Mead development.

Features include brand new PVCu double glazing to be fitted (in anthracite to the front and sides and white to the rear), gas central heating, downstairs cloakroom, kitchen/diner, spacious utility room, en-suite to the master bedroom, a low maintenance enclosed rear garden garage and driveway parking.

Viewing recommended!



**Three bedroom detached property**

**Kitchen/diner**

**Downstairs W.C**

**Spacious utility room**

**En-suite shower room**

### **Situation**

The property is situated within the popular Paxcroft Mead estate, with many local amenities including a shopping centre and well regarded primary school. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Low maintenance enclosed rear garden**

**Garage**

**Driveway parking**

**Gas central heating**

**New PVCu double glazing to be fitted**



The property comprises

## Ground Floor

### Entrance Hall

With composite front door, wood laminate flooring, radiator and stairs to the first floor.

### Cloakroom

With tiled floor, white suite comprising W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the side.

### Lounge 14' 8" x 9' 8" (4.46m x 2.95m)

With wood laminate flooring, radiator and PVCu double glazed bay window to the front. Double doors opening into...

### Dining Room 10' 11" x 9' 1" (3.34m x 2.78m)

With wood laminate flooring, two radiators and sliding patio doors to the conservatory. Open plan into...

### Kitchen 7' 1" x 19' 3" (2.17m x 5.87m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, range cooker with 7 ring gas hob and extractor hood over, space for fridge/freezer and dishwasher, one and a half bowl/sink/drainers, radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

### Utility room 7' 5" x 8' 2" (2.27m x 2.49m)

With wood laminate flooring, a range of eye level and base units, cupboard housing gas boiler, sink/drainers unit, space for washing machine and tumble drier, radiator, loft hatch, internal door to the garage, PVCu double glazed window to the rear and back door opening onto the rear garden.

### Conservatory 8' 11" x 6' 8" (2.72m x 2.04m)

With tiled flooring, under floor heating, PVCu double glazed windows to the side and rear and PVCu french doors opening onto the rear garden.

## First Floor

### Landing

With airing cupboard housing hot water cylinder, radiator, loft access (the loft is boarded and insulated with a light and pull-down ladder) and PVCu double glazed window to the side.

### Bedroom 1 10' 5" x 9' 9" (3.18m x 2.98m)

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

### En-suite

With tiled flooring and splash backs, under floor heating, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

**Bedroom 2** *10' 0" x 8' 11" (3.06m x 2.71m)*

With radiator and PVCu double glazed window to the rear.

**Bedroom 3** *7' 7" x 6' 7" (2.32m x 2.00m)*

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

**Bathroom**

With tiled floor and splash backs, under floor heating, white suite comprising bath with shower attachment and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

**Externally**

**To the front**

Driveway parking in front of the garage, path to the front door and an area laid to lawn and gravel. A side gate provides rear access.

**Garage** *17' 11" x 7' 9" (5.45m x 2.37m)*

With power, light, up and over door to the front and internal door to the Utility room.

**To the rear**

The generous, low maintenance enclosed rear garden is mainly laid to patio, with a summerhouse, outside tap, outside power socket and a side gate providing access to the front of the property.

**Council tax**

The property is currently in council tax band D.

**Tenure**

The property is sold as freehold.

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

Ultrafast available (source - Ofcom) Predicted maximum download speed - 9000Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**GEM MORTGAGES**

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553



EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEMMA MORTGAGES**

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



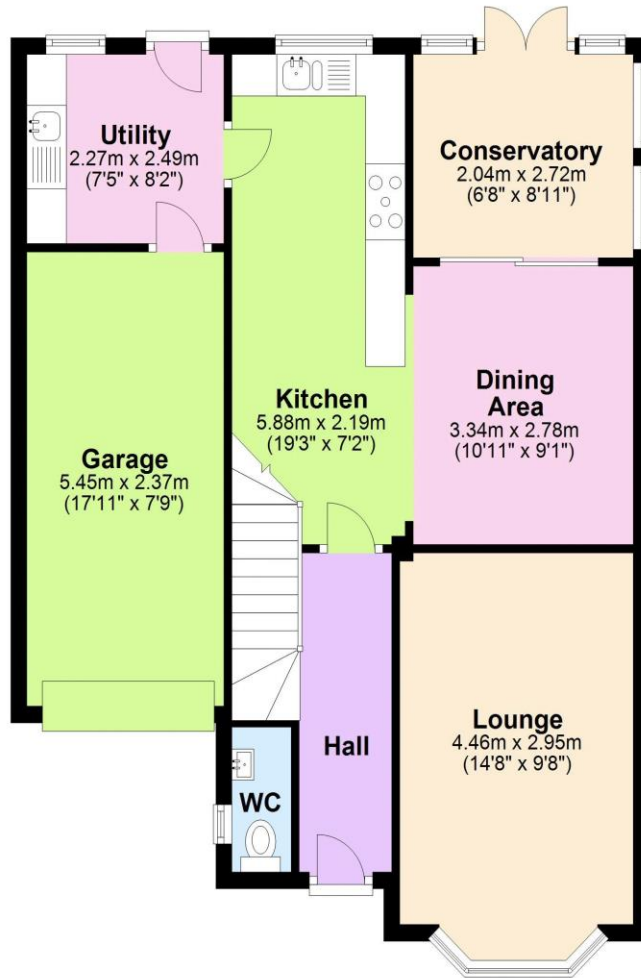
**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553

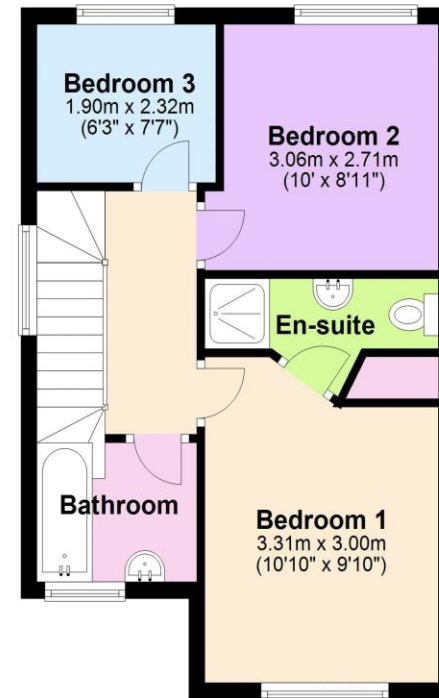
### Ground Floor

Approx. 70.2 sq. metres (755.8 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 108.1 sq. metres (1164.0 sq. feet)





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.