



Wrights
01225 755553

Walmesley Chase, Hilperton, Trowbridge, Wiltshire, BA14 7HY

£300,000

This beautifully presented three bedroom semi detached property is situated within the popular Paxcroft Mead development on the outskirts of Trowbridge.

Features include a recently fitted kitchen/diner, updated cloakroom, family bathroom and en-suite shower room, dual aspect lounge with patio doors to the garden, three double bedrooms, an enclosed South-West facing rear garden, garage and off road parking for two vehicles, gas central heating and PVCu double glazing. Viewing highly recommended!

Situation

The property is situated within the popular Paxcroft Mead development, with many local amenities close by including a shopping centre and two well regarded Primary Schools. The property is also situated next to a large open green area, ideal for dog walking. Trowbridge town centre provides 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.



**Spacious three bedroom
semi detached property**

**Recently fitted
downstairs cloakroom,
family bathroom and en-
suite**

**Updated kitchen/diner
Three double bedrooms
Enclosed rear garden**

Garage

**Off road parking for two
vehicles**

Gas central heating

PVCu double glazing

**Vendor suited - looking
to buy a new build
property**



The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

Cloakroom

With ceramic tiled floor, fully tiled walls, close coupled W.C, hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the front.

Lounge 9' 4" x 17' 0" (2.84m x 5.19m)

With radiator, PVCu double glazed window to the front and PVCu sliding patio doors to the rear garden.

Kitchen/Diner 8' 11" x 17' 2" (2.73m x 5.23m)

With ceramic tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, integrated eye level electric oven and microwave, induction hob with extractor hood over, space for fridge/freezer, dishwasher, washing machine and tumble drier, breakfast bar, radiator, PVCu double glazed windows to the front and rear and door to the rear garden.

First Floor

Landing

With linen cupboard, loft hatch and PVCu double glazed window to the rear.

Bedroom 1 9' 1" x 11' 8" (2.77m x 3.56m)

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

En-suite

With ceramic tiled flooring, fully tiled walls, white suite comprising shower enclosure with mains rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 2 8' 11" x 9' 11" (2.73m x 3.02m)

With radiator and PVCu double glazed window to the front.

Bedroom 3 9' 7" x 6' 9" (2.91m x 2.06m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With ceramic tiled flooring, fully tiled walls, white suite comprising bath with mains rainfall shower over, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

The front garden is laid to gravel with a path to the front door.

To the rear

The enclosed South-West facing rear garden offers an area laid to lawn and a patio seating area, with recently fitted fencing, a gate providing access to the rear and a rear door into the garage.

Garage and parking

With up and over door, door to the rear garden, power and light. Off road parking for two vehicles.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas combi heating boiler to radiators, fitted in 2022. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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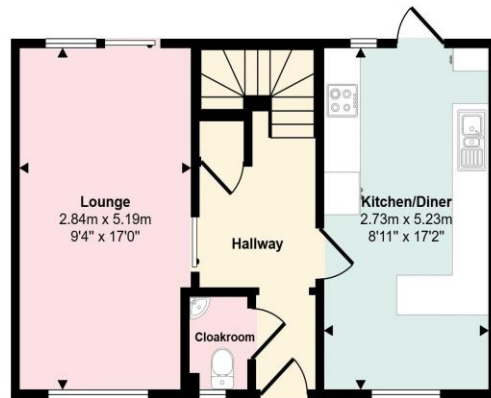


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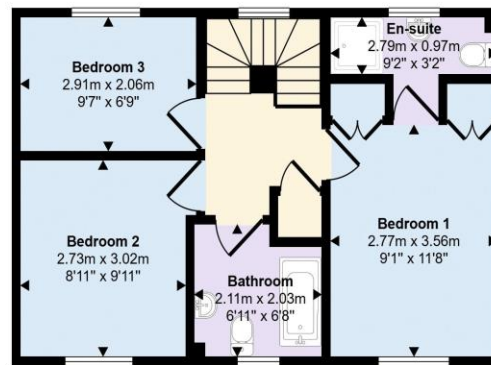
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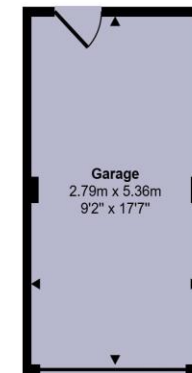
Approx Gross Internal Area
97 sq m / 1048 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft

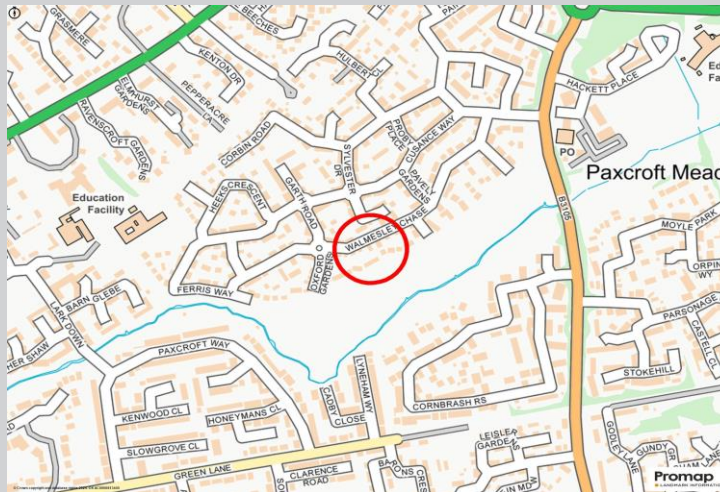


First Floor
Approx 42 sq m / 450 sq ft



Garage
Approx 15 sq m / 161 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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