



Wrights
01225 755553

Paxcroft Way, Trowbridge, Wiltshire, BA14 7DG

£375,000

This well presented and generously proportioned four-bedroom semi-detached property is ideally located in the desirable Green Lane area of Trowbridge.

In 2022, the property was extensively upgraded by the current owners, including the installation of a brand new kitchen/breakfast room and two stylish new shower rooms, a new gas boiler, and the replacement of the roof.

Further features include a spacious lounge and separate dining room, conservatory, four double bedrooms, driveway parking for two vehicles, a well maintained rear garden and pre-existing solar panels.



Four bedroom semi detached property

Situated within the desirable Green Lane area

Refurbished in 2022 including a new roof

Spacious kitchen/breakfast room

Situation

The property is situated on 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.

Well appointed ground floor and first floor shower rooms

Spacious lounge, dining room and conservatory

Four double bedrooms

Solar panels

Well maintained rear garden

Driveway parking for two vehicles



The property comprises

Ground Floor

Entrance Porch

With composite front door and tiled flooring.

Hallway

With radiator and stairs to the first floor with storage cupboard under.

Lounge 13' 8" x 11' 9" (4.16m x 3.59m)

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

Dining Room 10' 10" x 9' 9" (3.31m x 2.97m)

With wood laminate flooring, radiator and PVCu sliding patio doors to the conservatory.

Rear Hall

With radiator.

Shower Room

With white suite comprising shower enclosure with mains rainfall shower, W.C and hand basin with vanity unit, heated towel rail and extractor fan.

Kitchen/Breakfast Room 7' 0" x 24' 10" (2.13m x 7.57m)

With a range of eye level and base units, worktops with splash backs, integrated double eye level oven, ceramic hob with extractor hood over, integrated tall fridge and freezer, integrated dishwasher and washing machine, breakfast bar, radiator and PVCu double glazed windows to the front, side and rear.

Conservatory 16' 4" x 9' 9" (4.98m x 2.98m)

Of PVCu construction with tiled flooring and two doors opening onto the rear garden.

First Floor

Landing

With cupboard housing Ideal gas boiler and loft hatch.

Bedroom 1 13' 11" x 11' 7" (4.25m x 3.54m)

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

Bedroom 2 13' 10" x 8' 8" (4.21m x 2.63m)

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

Bedroom 3 14' 9" x 8' 4" (4.50m x 2.54m)

With wood laminate flooring, built in wardrobe, radiator and two PVCu double glazed windows to the front.

Bedroom 4 7' 7" x 14' 5" (2.32m x 4.39m)

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

Shower Room

With white suite comprising shower enclosure with mains rainfall shower, W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

A large block paved driveway provides off road parking in front of the property, and a gate provides access to the rear garden.

To the rear

The beautifully maintained, enclosed rear garden features a spacious patio, raised decking area, well-kept lawn, and stylish raised flower beds. The garden also benefits from a modern storage shed and gated access to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is in council tax band C.

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.

Solar panels

A further benefit to this property are the existing solar panels, from 2015, these have been fitted to the recently replaced roof.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 10000Mbps

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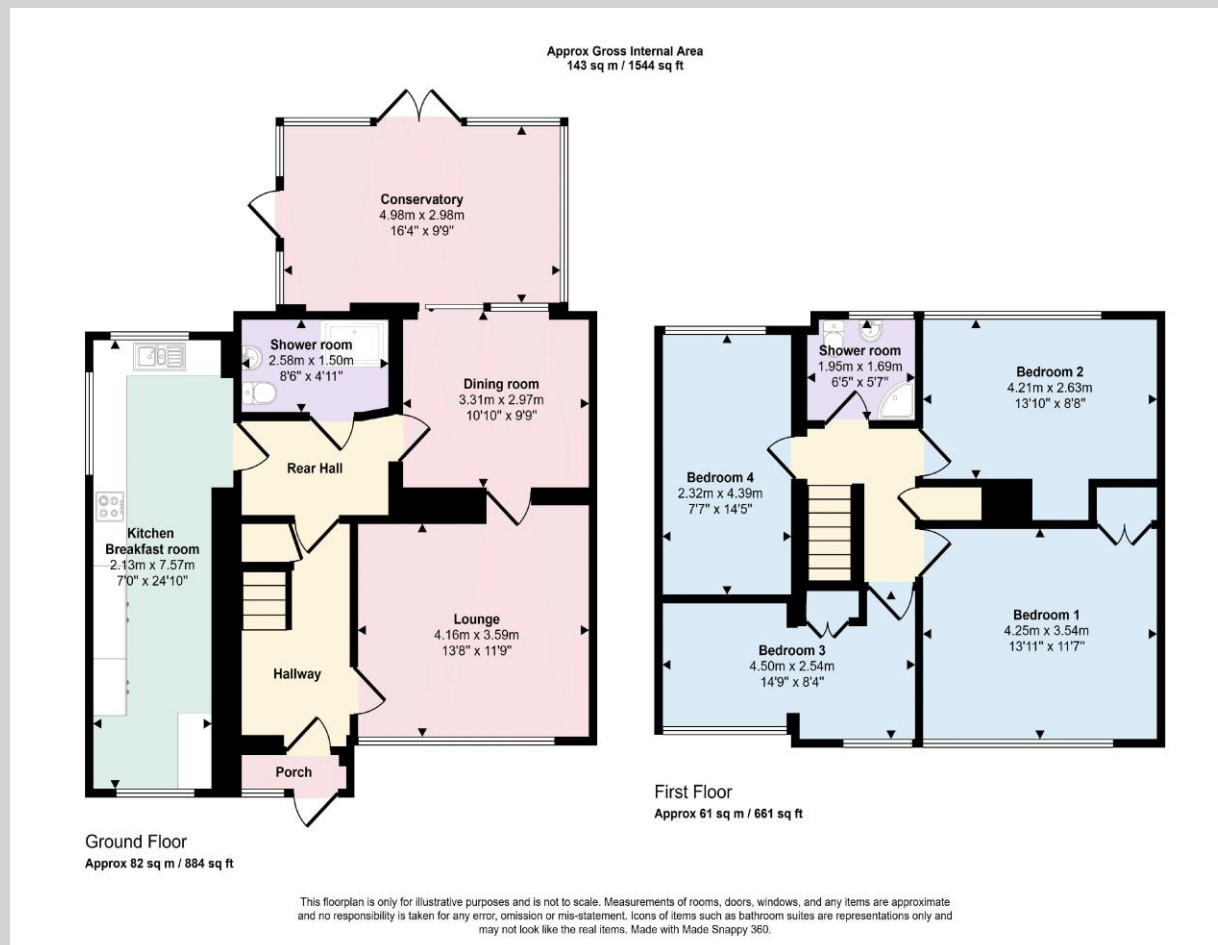


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Disclaimer

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