



Wrights
01225 755553

Cresswell Drive, Hilperton, Trowbridge, Wiltshire, BA14 7TN

£425,000

This exceptional four bedroom detached property is situated on the desirable Cresswell Drive, within the sought after Paxcroft Mead development.

The ground floor of the property features a stunning open plan kitchen/diner and family room, as well as a convenient downstairs cloakroom and a spacious lounge. Upstairs are four well proportioned bedrooms, an en-suite shower room and family shower room. Externally, the property offers a generous and private enclosed rear garden, driveway parking and garage.

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.



**Exceptional four
bedroom detached
property**

**Cul-de-sac location
within the popular
Paxcroft Mead
development**

**Large open plan
kitchen/diner and family
room**

Downstairs W.C

**Spacious dual aspect
lounge**

**En-suite to the master
bedroom**

Family shower room

**Generous and private
enclosed rear garden**

Garage

Driveway parking



The property comprises

Ground Floor

Open plan Kitchen/Diner and Family Room

13' 7" x 19' 8" (4.14m x 5.99m)

With a range of eye level and base units, worktops with upstands, inset one and a half bowl sink/drain unit, eye level double electric oven, five ring gas hob with extractor hood over, space for American style fridge/freezer, integrated dishwasher, two radiators, wall mounted gas boiler, built in storage cupboard with water softener and space for washing machine, inset ceiling spotlights, PVCu double glazed windows to the front and rear and door opening onto the rear garden.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin and extractor fan.

Lounge

10' 6" x 19' 5" (3.21m x 5.92m)

With two radiators, PVCu double glazed window to the front and PVCu French doors opening onto the rear garden.

First Floor

Landing

With radiator, airing cupboard housing hot water cylinder and PVCu double glazed window to the rear.

Bedroom 1

9' 1" x 10' 8" (2.76m x 3.25m)

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

En-suite

With tiled flooring, white suite comprising quadrant shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2

10' 10" x 10' 5" (3.29m x 3.18m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

10' 9" x 6' 4" (3.28m x 1.93m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4

7' 3" x 8' 8" (2.20m x 2.64m)

With radiator and PVCu double glazed window to the front.

Shower Room

With white suite comprising large walk in rainfall shower, hand basin with vanity unit and W.C, heated towel rail, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Externally

To the front

The property is approached via a generous driveway providing ample off-road parking and leading to a garage. The front garden is attractively presented with a neat lawn, established planting and climbing greenery. A gated side access leads through to the rear garden.

Garage

With up and over door to the front, power, light, eaves storage and side door to the rear garden.

To the rear

The property boasts a generous and well maintained rear garden, offering a fantastic space for both relaxation and entertaining. A large paved patio area provides the perfect spot for outdoor dining, leading to a spacious area laid to lawn with mature borders, shrubs, and planting. A useful garden shed provides additional storage and there is also an outside tap. Enclosed by fencing and bordered by trees, the garden enjoys a good degree of privacy and a pleasant outlook.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band E.

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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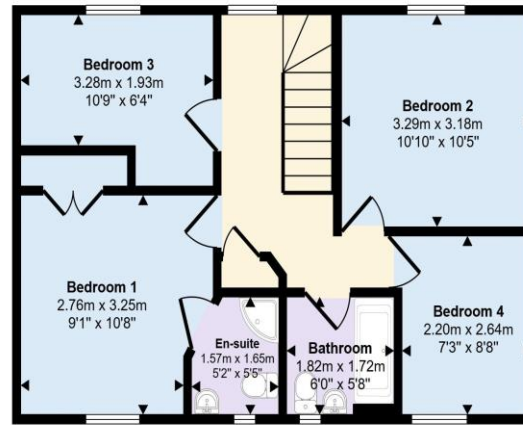
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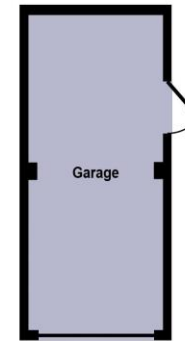
Approx Gross Internal Area
114 sq m / 1226 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft

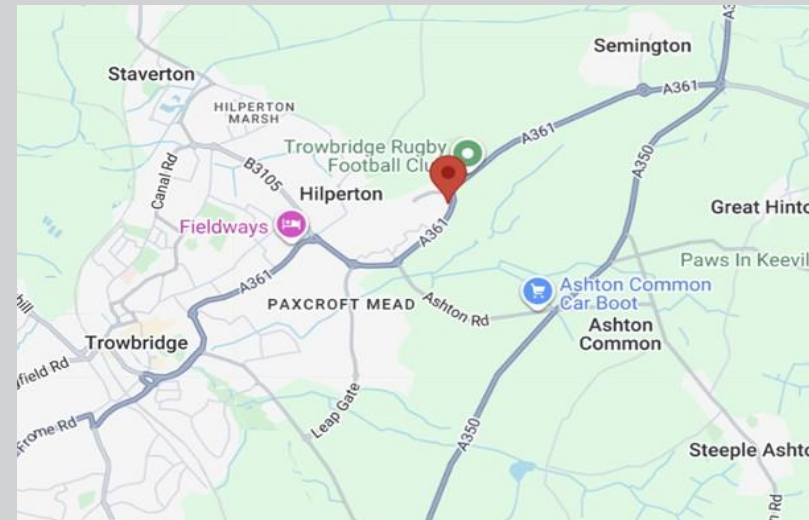
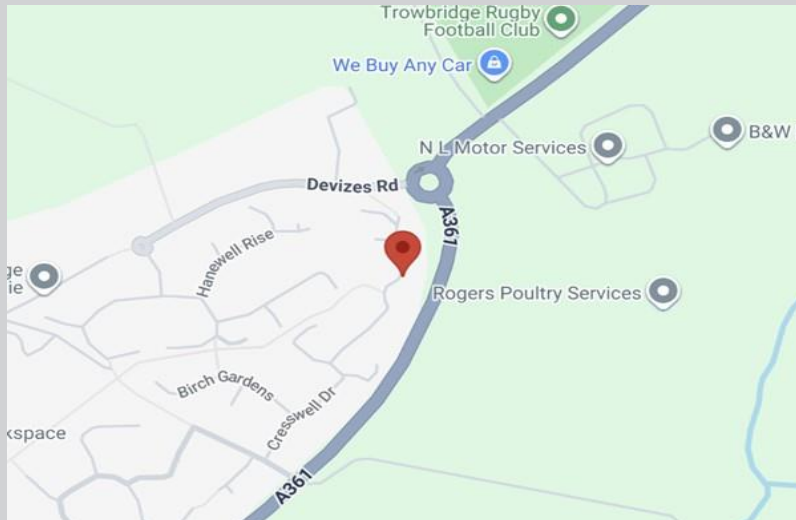
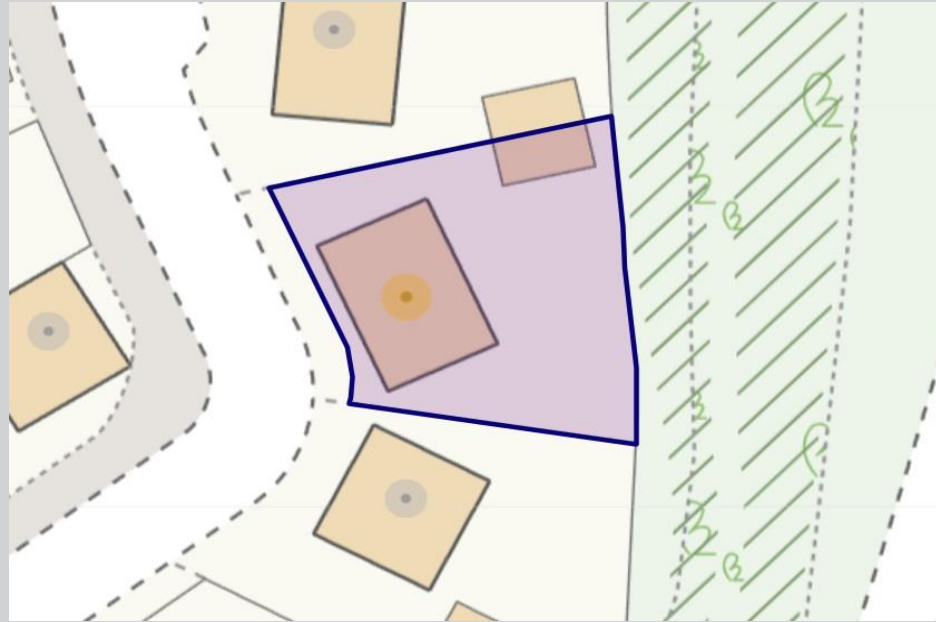


First Floor
Approx 52 sq m / 563 sq ft



Garage
Approx 11 sq m / 116 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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