



## 74 Paxcroft Way Trowbridge BA14 7DJ

- Newly Refurbished Two Bedroom Semi-Detached Bungalow
- New Electrics, Central Heating, Ceramic Tiling & Flooring
- Brand New Bathroom with Shower
- Office/Summer House & Workshop
- No Onward Chain
- Well Regarded Green Lane, Close to Shops, Bus Route, Parkland & Woodland
- Brand New Kitchen with Integrated Appliances
- Newly Landscaped Gardens
- Garage & Driveway for 4 Vehicles
- Viewing Essential

**Offers Over £300,000**



### **Entrance Hall**

Obscured UPVC double glazed door to the side. Coir mat-well. Radiator. Smoke alarm. Fuse box and electric meter. Access to part boarded loft space with light and fold-down ladder. Wood effect ceramic tiled flooring and inset ceiling LED spotlights. Modern replacement doors off and into: airing cupboard.

### **Lounge/Dining Room**

16'1" x 12'6" (4.90 x 3.81 (4.91 x 3.80))  
UPVC double glazed French doors and windows to the rear. Radiator. Television point. Inset ceiling LED spotlights. USB points. Modern sliding door to the:

### **Refitted Kitchen**

10'5" x 8'4" (3.18 x 2.54 (3.17 x 2.53))  
UPVC double glazed window to the rear. Extensive range of shaker style wall, base, drawer and larder units with square edge work surfaces and upstands. Corner unit with pull out carousel storage. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in Bosch electric oven and Bosch four-ring induction hob with extractor hood over. Integrated appliances including slimline dishwasher, washing machine, fridge/freezer. Enclosed Vaillant combi boiler. Modern door to larder cupboard with shelving and LED light. Wood effect ceramic tiled flooring and inset ceiling LED spotlights. USB points. Obscured UPVC double glazed door to the side.



### Bedroom One

13'9" x 9'8" (4.19 x 2.95 (4.18 x 2.94))  
UPVC double glazed window to the front. Radiator. Modern double doors to built-in wardrobe. High level power and television points for wall mounted TV. Inset ceiling LED spotlights. USB points.

### Bedroom Two

9'11" x 9'0" (3.02 x 2.74)  
UPVC double glazed window to the front. Radiator. Modern double doors to built-in wardrobe. Inset ceiling LED spotlights. USB points.

### Refitted Bathroom

Obscured UPVC double glazed window to the side. Contemporary towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with main mixer shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling LED spotlights. Electric shaving point can be added at buyers cost.

### EXTERNALLY

#### To The Front

Indian sandstone path to the front door. Area laid to lawn and raised beds with cut sleepers enclosing. Concrete and gravel driveway providing off road parking for up to four vehicles. New soffits and fascias with inset LED lighting. Gas meter. Gated side pedestrian access to the rear.

#### To The Rear

Large enclosed west facing landscaped garden comprising large Indian sandstone flagstone patio area to the immediate rear and side, areas laid to newly laid lawn and raised borders with cut sleepers enclosing. Indian sandstone path leading to the outside office & workshop. New soffits and fascias with inset LED lighting. Outside tap. Timber built covered refuse store with double doors enclosing. All enclosed by newly erected closed board fencing.

#### Office/Summer House

9'9" x 9'7" max (2.97 x 2.92 max)  
UPVC double glazed French doors to front. Insulated with Celotex insulation and finished with plaster board and plaster to walls and ceiling. Wood effect flooring and inset LED spotlights. Power points with USB socket. External LED spotlights inset into roof over-hang.

#### Workshop

9'7" x 3'11" (2.92 x 1.19)  
UPVC double glazed door to side. Power and inset LED spots to ceiling.

#### Garage

16'9" x 8'8" (5.11 x 2.64)  
Up and over door to the front. Power and lighting.

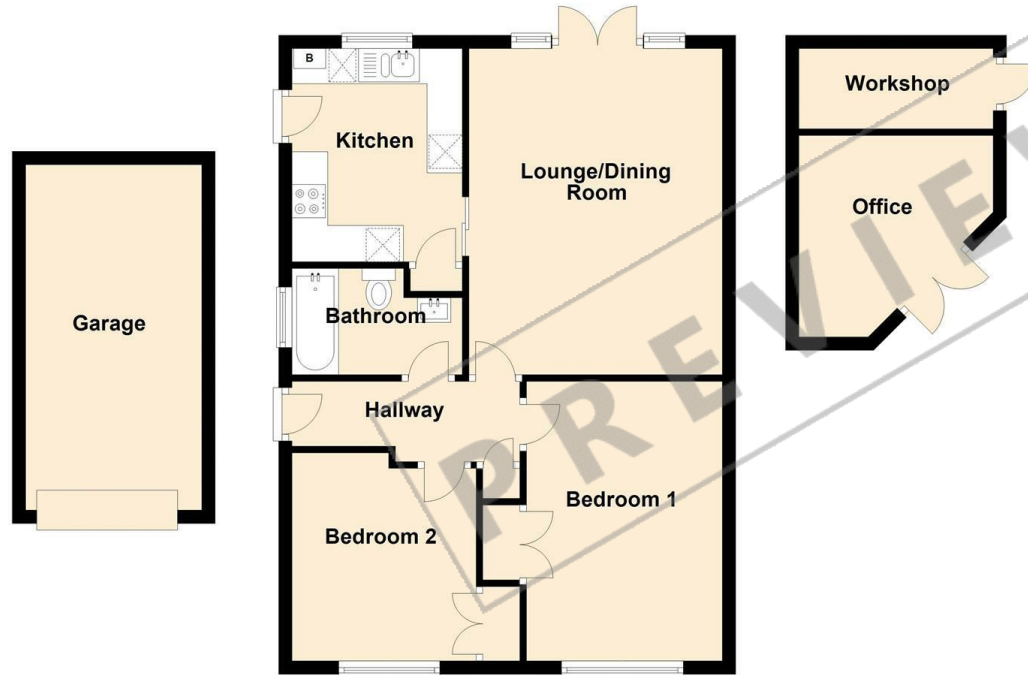
#### PLEASE NOTE:

The garage situated to the immediate left of the property belongs to the subject bungalow. The adjoining garage (second to the left) belongs to neighbour of 63 Green Lane.

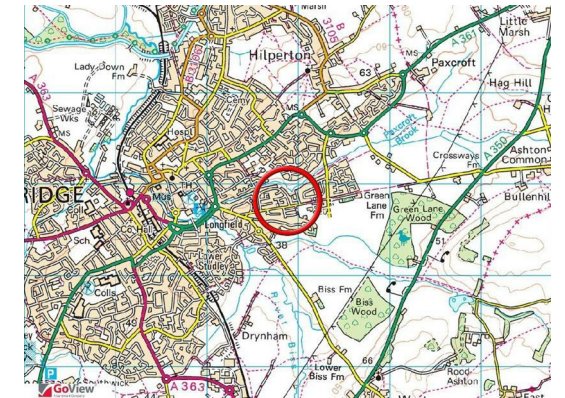
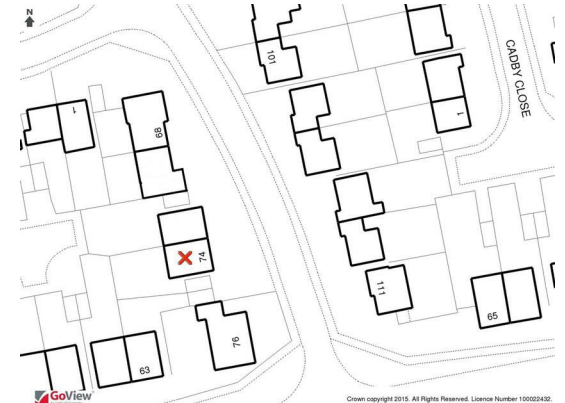


Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **C**

**Ground Floor**  
Approx. 84.0 sq. metres (903.7 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.