



**KINGSTONS**



## **33 Paxcroft Way**

**Trowbridge BA14 7DG**

- Spacious & Greatly Updated Four Bedroom Detached Family Home
- Living Room with Wood Burning Stove
- Utility Room & Cloakroom
- UPVC Double Glazing
- Good Sized West Facing Garden
- Highly Regarded Green Lane area on West Ashton side of Town
- 6m Refitted Kitchen/Dining Room
- Two Shower Rooms
- Modern Electric & Gas Central Heating
- Garage & Driveway Providing Parking

**Offers Over £400,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Part glazed oak door to the front. Modern electric radiator. Wood effect flooring. Stairs to the first floor with cupboard under. Part glazed oak door to the kitchen. Oak door to the:

### Living Room

13'10" x 12'7" (4.22 x 3.84)

UPVC double glazed window to the front. Modern electric heater. Feature fireplace with wood mantel, slate hearth and wood burning stove inset. Oak wood flooring. Television point.

### Kitchen/Dining Room

20'9" x 10'4" (6.34 x 3.16)

UPVC double glazed windows to the rear and side. Two modern electric heaters. Extensive range of modern wall, base and drawer units with tiled splash-backs, solid oak and rolled top work surfaces. Composite one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel Neff electric oven. Built-in AEG electric hob with extractor hood over. Pull-out refuse drawer. Polished tiled flooring with under-flooring heating. Panelled door to large pantry cupboard with shelving. Doorway to the:

### Utility Room

7'10" x 7'6" max (2.40 x 2.30 max)

Obscured UPVC double glazed door to the rear. Modern wall mounted units. Solid oak work surface. Plumbing for washing machine and slimline dishwasher. Polished tiled flooring. Door to the garage. Oak door to the:

### Cloakroom

Obscured UPVC double glazed window to the rear. Electric heater. Modern two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Polished tiled flooring and inset LED spotlights. Shaving point.



## FIRST FLOOR

### Landing

UPVC double glazed window to the rear. Modern electric heater. Balustrade. Access to part boarded loft space with pull down ladder. Smoke alarm. Door to linen cupboard with shelving. Oak doors off and into:

### Bedroom One

11'11" x 11'5" (3.65 x 3.50)  
UPVC double glazed window to the front. Modern electric heater. Built-in double wardrobe with sliding mirrored doors enclosing.

### Bedroom Two

13'10" x 8'9" (4.24 x 2.68)  
UPVC double glazed window to the rear. Modern electric heater. Built-in double wardrobe with sliding mirrored doors enclosing.

### Bedroom Three

10'9" x 7'10" (3.28 x 2.40)  
UPVC double glazed window to the front. Modern electric heater. Oak wood flooring.

### Bedroom Four

8'4" x 8'4" (2.56 x 2.56)  
UPVC double glazed window to the front. Modern electric heater. Wood effect flooring.

### Shower Room

Obscured UPVC double glazed window to the rear. Heated towel radiator. Modern three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Mosaic tiled effect vinyl flooring.

### Shower Room

Obscured UPVC double glazed window to the rear. Heated towel radiator. Three piece white

suite comprising shower cubicle with aqua-board surrounds, mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Anti-slip vinyl flooring and inset LED spotlights. Extractor fan.

## EXTERNALLY

### To The Front

Storm porch over front door. Area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Driveway providing off road parking. Gated side pedestrian access to the rear.

### To The Rear

Good sized west facing garden comprising patio area across the immediate rear of the property, large area laid to lawn, area laid to loose stone chippings additional seating area and well stocked borders with a variety of plants, trees and shrubs. Garden shed. Storage area to side. External tap and lighting. Storm porch over front door. All enclosed by fencing.

### Garage

14'4" x 8'0" (4.38 x 2.45)  
Hardwood double doors to the front. Power and lighting. Fuse box. Electric meter. Work bench. Wall mounted Vaillant boiler providing hot water.

### AGENTS NOTE:

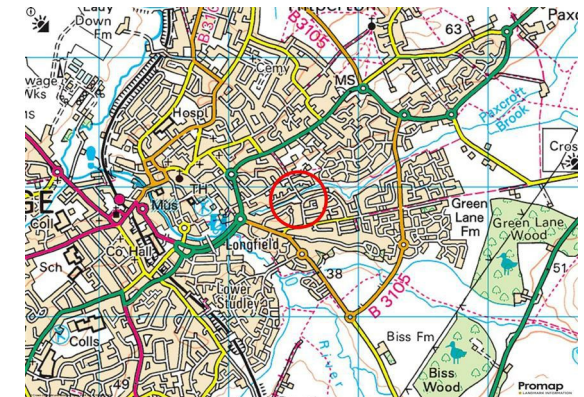
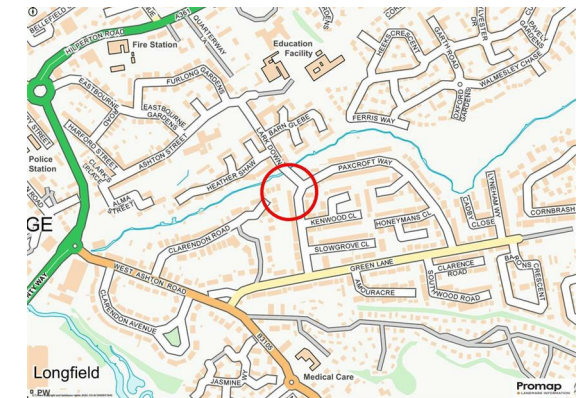
All fitted blinds 'by Hillarys' remaining.



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



Total area: approx. 119.8 sq. metres (1289.6 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.