



## 29 Orpington Way

Hilpertown Trowbridge BA14 7UL

An updated and extended four bedroom detached family home within the popular Paxcroft Mead development close to parkland walks, beautiful Green Lane woods, shops and two well regarded primary schools. The spacious accommodation comprises living room, study, family/garden room, 27ft refitted kitchen/dining room, utility room, cloakroom, refitted family bathroom and refitted en suite shower room. Benefits include UPVC double glazing, gas central heating, enclosed landscaped gardens, detached double garage and driveway providing off road parking. Viewing highly recommended.

**Offers Over £400,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

UPVC double glazed window double doors to the front. Tiled flooring. Double glazed panelled door to the front.

### Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Wood effect flooring and coving. Panelled doors off and into:

### Living Room

15'7 x 14'2 (4.75m x 4.32m)

UPVC double glazed bay window to the front. Radiator. Feature fireplace with marble surrounds, wood mantle and gas fire inset. Television point. Coving.

### Study

7'5 x 6'4 (2.26m x 1.93m)

UPVC double glazed window to the front. Radiator. Built-in deck and cupboards. Wood effect flooring.

### Kitchen/Dining Room

27'8 x 9'1 (8.43m x 2.77m)

UPVC double glazed window to the rear. Radiator. Range of modern wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bow sink drainer unit with mixer tap. Space for range cooker with stainless steel splash-back and extractor hood over. Integrated dishwasher. Space for fridge/freezer. Space for dining table. Tiled flooring and coving. Panelled door to the utility. Openings to the:

### Family Room

18'3 x 12'2 (5.56m x 3.71m)

UPVC double glazed window to the rear. Double glazed Velux window. Two sets of UPVC double glazed French doors leading to the rear garden. Radiator. Tiled flooring. Television point.



### Utility Room

7'6 x 5'7 (2.29m x 1.70m)

Double glazed door to the side. Radiator. Selection of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Plumbing for washing machine. Space for dryer. Wall mounted boiler. Tiled flooring.

### Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c. Tiled flooring.

## FIRST FLOOR

### Landing

Access to part boarded loft space with ladder. Panelled doors off and into: airing cupboard.

### Bedroom One

11'4 x 9'8 (3.45m x 2.95m)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes. Panelled door to the:

### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

### Bedroom Two

13'1 x 9'9 (3.99m x 2.97m)

UPVC double glazed window to the front. Radiator. Built-in cupboard.

### Bedroom Three

11'2 x 11'2 (3.40m x 3.40m)

UPVC double glazed window to the rear. Radiator.

### Bedroom Four

9'7 x 8'9 (2.92m x 2.67m)

UPVC double glazed window to the rear. Radiator.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, wash hand basin with cupboard under and w/c. Illuminated mirror. Shaving point. Tiled flooring and inset ceiling spotlights. Extractor fan.

## EXTERNALLY

### To The Front

Block paved area. Tarmac driveway providing off road parking for up to 4 vehicles. Lighting. Gated pedestrian access to the:

### Side Courtyard

Block paved and gravel areas. Greenhouse. Covered storage area to the rear of garage. Lighting. Opening to the:

### Rear Garden

Enclosed low maintenance garden comprising block paved patio area, area laid to lawn and gravel borders. External tap and lighting. Side storage area. All enclosed by fencing.

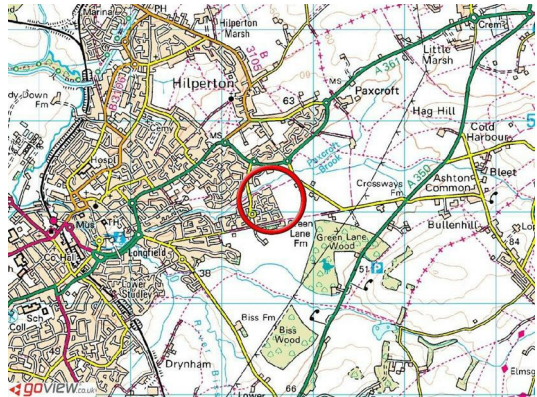
### Double Garage

18' x 18' (5.49m x 5.49m)

Two up and over doors to the front. Power and lighting. Eaves storage. Personal door to the side.



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



  
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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.