



9 Pavely Gardens

Hilperton Trowbridge BA14 7LW

A completely refurbished three double bedroom detached family home situated within the popular Paxcroft Mead development close to parkland walks, beautiful Green Lane woods, shops and two well regarded primary schools. Beautifully presented accommodation comprises entrance hall, living room, dining room, refitted kitchen, refitted cloakroom, three good sized bedrooms with built-in wardrobes, refitted en suite and refitted family bathroom. Upgrades include oak doors, new flooring, skimmed ceilings, replacement UPVC double glazing and gas central heating with modern combi boiler. External features include 14ft x 10ft home office/garden room, landscaped gardens with covered decked area, integral garage and driveway providing off road parking for 3 vehicles.

Guide Price £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Replacement obscured double glazed composite door and window to the front. Radiator. Tiled flooring. Stairs to the first floor. Fuse box. Oak doors off and into:

Living Room

14'10 x 11'8 (4.52m x 3.56m)
UPVC double glazed windows to the front and side. Two radiators. Television point. Wood effect flooring. Heating app.

Dining Room

10'2 x 7'11 (3.10m x 2.41m)
UPVC double glazed French doors to the rear. Two radiators. Tiled flooring and inset ceiling spotlights. Archway to the:

Refitted Kitchen

9'10 x 9'8 (3.00m x 2.95m)
UPVC double glazed window to the rear. Extensive range of modern shaker style wall, base, drawer and larder units with splash-backs and granite effect work tops. Inset stainless steel butler style sink with boiling water tap mixer tap. Built-in high level stainless steel electric oven and microwave oven. Built-in stainless steel four-ring gas hob with extractor over. Plumbing for dishwasher. Tiled flooring and inset ceiling spotlights. Replacement obscured double glazed composite door to the side.

Refitted Cloakroom

Chrome towel radiator. Modern two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring. Extractor fan.



FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Access to loft space. Smoke alarm. Oak doors off and into: two built-in storage cupboards.

Bedroom One

11'2 x 10'8 min (3.40m x 3.25m min)
UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes with oak doors enclosing. Oak door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Towel radiator. Modern three piece white suite with tiled surrounds comprising large corner shower cubicle with mains rain-fall shower over, additional shower attachment and sliding door enclosing, wash hand basin with shelf under and w/c with enclosed cistern and dual push flush. Tiled flooring. Extractor fan.

Bedroom Two

10'5 x 9'5 (3.18m x 2.87m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with oak doors enclosing.

Bedroom Three

9'2 x 7'4 (2.79m x 2.24m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with oak doors enclosing.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Anthracite towel radiator. Modern three piece white suite with tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan. Illuminated mirror.

EXTERNALLY

To The Front

Storm porch over front door. Hedgerow. Tarmac and block paved driveway providing off road parking for 3 vehicles. Gated pedestrian access to both sides leading to the rear.

To The Rear

Good sized enclosed, low maintenance landscaped garden comprising large flagstone paved patio area to the immediate rear, large composite decked area with lighting and additional covered decked area with lighting. External tap, power point and lighting.

Home Office/Garden Room

14'3 x 10'3 (4.34m x 3.12m)
Double glazed windows to the front. Double glazed windows and sliding doors to the side. Wood effect flooring. Power and lighting.

Garage

16'9 x 8'0 (5.11m x 2.44m)
Up and over door to the front. Power and lighting. Obscured UPVC double glazed personal door to the side. Modern wall mounted Worcester combi boiler. Plumbing for washing machine. Space for fridge/freezer.

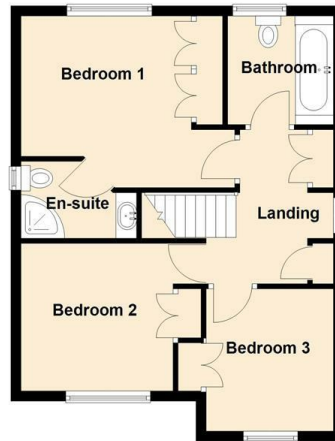


Tenure **Freehold**
Council Tax Band **D**
EPC Rating **D**

Ground Floor
Approx. 66.9 sq. metres (720.6 sq. feet)



First Floor
Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 114.4 sq. metres (1231.5 sq. feet)



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

