



30 Orpington Way

Hilpertown Trowbridge BA14 7UL

A three 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 interior whilst in a habitable condition would benefit from cosmetic improvements. Features include two reception rooms, kitchen/breakfast room, utility room, cloakroom, family bathroom and en suite shower room. Benefits include uPVC double glazing, gas central heating with upgraded central heating boiler, enclosed south facing gardens integral garage and driveway for two vehicles. No onward chain.

Offers Over £325,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, obscured double glazed door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Door to the:

Living Room

14'7 x 12'5 (4.45m x 3.78m)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle, marble surrounds and gas fire inset. Television and television points. Coving. Opening to the:

Dining Room

11'4 x 8'1 (3.45m x 2.46m)

UPVC double glazed French doors to the rear. Radiator. Coving. Door to the:

Kitchen/Breakfast Room

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel Neff electric oven and four-ring gas hob with extractor hood over. Space for fridge. Space for table. Door to under stairs storage cupboard. Access to loft space. Wood effect flooring. Door to the:

Utility Room

7'0 x 5'2 (2.13m x 1.57m)
UPVC double glazed door to the rear.
Radiator. Rolled top work surface with tiled splash-backs. Plumbing for washing machine. Space for dryer. Wall mounted Vaillant boiler fitted 2021. Wood effect vinyl flooring. Extractor fan. Door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm.
Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

12'2 x 8'6 (3.71m x 2.59m)
UPVC double glazed window to the rear.
Radiator. Extensive range of built-in bedroom furniture. Door to the:

En Suite Shower Room

Chrome towel radiator. Three piece suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, wash hand basin with cupboard under and w/c. Shaving point and extractor fan.

Bedroom Two

9'3 x 9'1 (2.82m x 2.77m)
UPVC double glazed window to the front.
Radiator. Built-in double wardrobe.

Bedroom Three

8'7 x 6'10 (2.62m x 2.08m)
UPVC double glazed window to the rear.
Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece suite with part tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c. Shaving point and extractor fan.

EXTERNALLY

To The Front

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

To The Rear

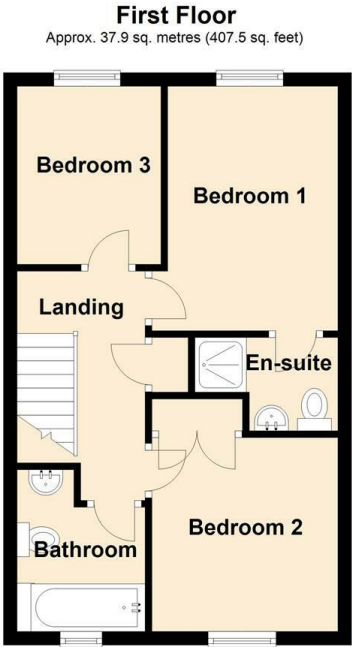
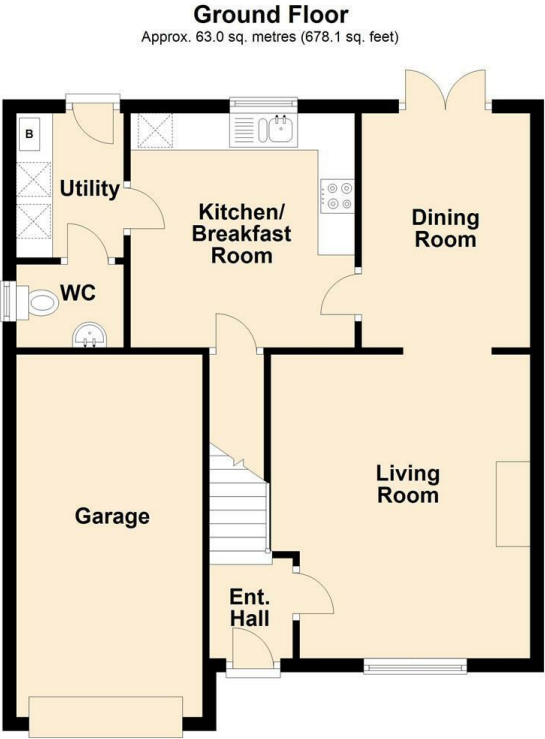
Enclosed south facing garden comprising paved patio area to the immediate rear, gravel areas, area laid to lawn and a variety of plants, trees and shrubs. Outside tap. All enclosed by fencing.

Garage

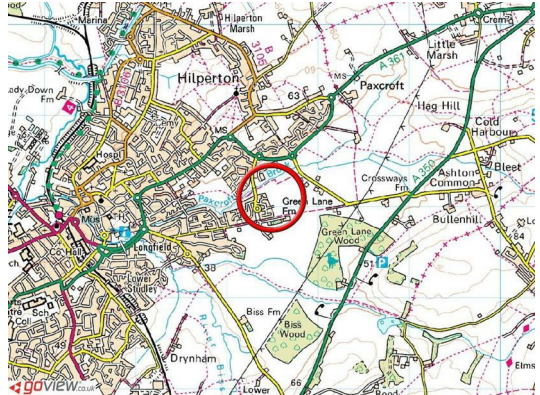
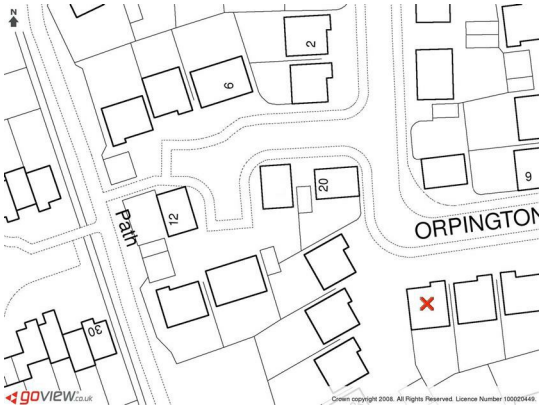
17'6 x 8'8 (5.33m x 2.64m)
Up and over door to the front. Power and lighting. Eaves storage.



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



Total area: approx. 100.9 sq. metres (1085.6 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.