

**TOWN & COUNTRY**  
ESTATES



**175 Cornbrash Rise, Paxcroft Mead, Trowbridge, Wiltshire, BA14 7TU**

**£300,000**



## LOCATION

Located on the edge of Trowbridge, the Paxcroft Mead development is a quiet, friendly family orientated area. At the end of the cul-de-sac of where the home is situated, a footpath leads through delightful green space to a popular Primary School, a variety of shops including a supermarket, family pub (within walking distance) and a social club, provided for the community. There are many things to do around Paxcroft Mead; take the children to one of the numerous local play areas, explore Green Lane Woods or have a cycle around the local paths and open spaces.

## DESCRIPTION

NO ONWARD CHAIN - A spacious three bedroom detached property, set within a small cul-de-sac with just two other homes, off of the sought after Cornbrash Rise. The ground floor accommodation comprises an entrance lobby, lounge, dining room, kitchen, rear hall and cloakroom toilet. On the first floor, there is a master bedroom with ensuite shower room, a second good size double bedroom, a large single bedroom and family bathroom.

## ENTRANCE LOBBY

There is a covered porch to the front of the property. You enter the property through an obscure glazed entrance door, where there are stairs to the first floor, thermostat heating controls, radiator and a door to the lounge.

## LOUNGE

14'5" x 10'9"

The lounge has two Upvc double glazed windows to the front, a stone fireplace with an inset fire and space for TV, TV point, telephone point and radiator. An arch leads through to the dining room.

## DINING ROOM

9'2" x 9'2"

There are Upvc double glazed French doors to the garden/patio area, a doorway to the kitchen and a radiator.

## KITCHEN

9'10" x 9'2" max

There is a Upvc double glazed window to the garden, the kitchen offers a range of matching base and wall units, rolled top worksurfaces and sink unit with chrome mixer tap, built in electric oven, inset ceramic hob with extractor and light over, plumbing for washing machine, plumbing for a dishwasher, space for a fridge/freezer, a door to a large under stairs storage cupboard and doorway to the rear lobby. Concealed in a cupboard is a wall mounted gas boiler.

## REAR LOBBY

There is a glazed Upvc door to the outside and a door to the cloakroom.

## CLOAKROOM

There is an obscure Upvc double glazed window to the rear, close couple WC, pedestal basin, tiled splash backs and a radiator.





## FIRST FLOOR LANDING

The landing has access to the loft space, radiator and doors to all three bedrooms, family bathroom and the airing cupboard.

## MASTER BEDROOM

12'1" x 10'9"

There are two Upvc double glazed windows to the front, two built in double wardrobes, a door to ensuite shower room, T.V point, telephone point and a radiator.

## ENSUITE SHOWER ROOM

There is an obscure Upvc double glazed window to the rear, a shower cubicle with chrome main shower over, close couple WC, pedestal basin, tiled splash backs, shaving socket, extractor fan and a radiator.

## BEDROOM TWO

15'1" x 11'5" max

There are two Upvc double glazed windows to the front, two built in double wardrobes with matching bed side cabinets, a built in cupboard, T.V point, telephone point and a radiator.

## BEDROOM THREE L-SHAPED

8'6" max x 8'6" max

Bedroom three has a Upvc double glazed window to the rear, a built in double wardrobe and a radiator. This room could also make the ideal office/study/music room.

## FAMILY BATHROOM

The family bathroom has an obscure Upvc double glazed window to the rear, a panelled bath with Victorian style pillar taps and shower attachment, close couple WC, pedestal basin, tiled splash backs, shaving socket and a radiator.

## EXTERIOR

### FRONT

This property is located in small cul de sac, with a 5 bar wooden gate at the end, opening onto open green space with paths around the estate. The low maintenance front garden has a slate chipping area, driveway parking for two cars and gated access to the rear garden.

### REAR GARDEN

The rear garden is enclosed by a high wooden fence and benefits from a wide patio with built in circular design, brick built raised flowerbeds, outside tap, water butt, outside light, external power socket and a path to side gate.

### GARAGE

15'8" x 8'2"

The garage has an up and over door to the front, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - D  
EPC to follow













GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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