

**TOWN & COUNTRY**  
ESTATES



**61 Moyle Park, Paxcroft Mead,**

**£350,000**

## LOCATION

The property is located on the edge of Trowbridge, on the sought after Paxcroft Mead development, a family orientated area benefitting from lovely walks around the local bicycle paths and numerous playing parks. It has sought after Primary Schools, a variety of shops; including a supermarket and takeaways, a popular family pub and a social club provided for the community.

Trowbridge itself offers shopping centres, a cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - A spacious and stylishly presented three double bedroom family home, situated in a sought after location, near to parkland walks, local shops and Primary School's. Approaching the market in immaculate order, the ground floor accommodation comprises a large and welcoming entrance hall, dual aspect lounge, family room/bedroom four, kitchen/breakfast room, cloakroom toilet and conservatory, which benefits from an insulated roof making it a functional usable space year round. Upstairs, bedroom one has a modern ensuite shower room, there are two further double bedrooms and a family bathroom. Additional benefits include gas central heating, uPVC double glazing, driveway parking and a landscaped, enclosed rear garden.

## ENTRANCE HALL

The welcoming entrance hall has wood effect flooring, radiator, stairs to the first floor and provides access to the lounge, kitchen/breakfast room and cloakroom toilet.

## CLOAKROOM

The cloakroom has a vanity unit with storage, a closed couple WC and inset wash basin with chrome mixer tap, there is also tiled splash backs and a heated towel rail.

## LOUNGE

14'5" x 11'5"

The well proportioned carpeted lounge has a UPVC double glazed windows to the front and side, TV point, two radiators and a door accessing the family room/bedroom four.

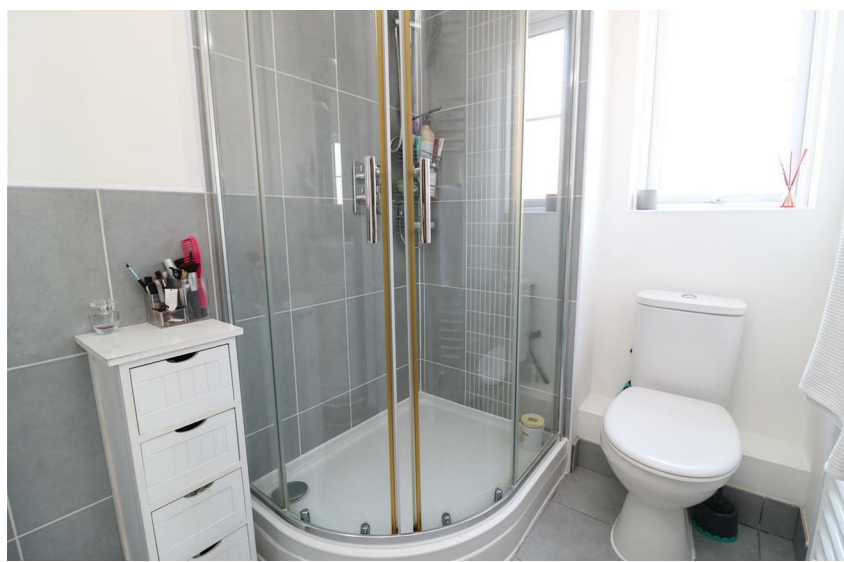
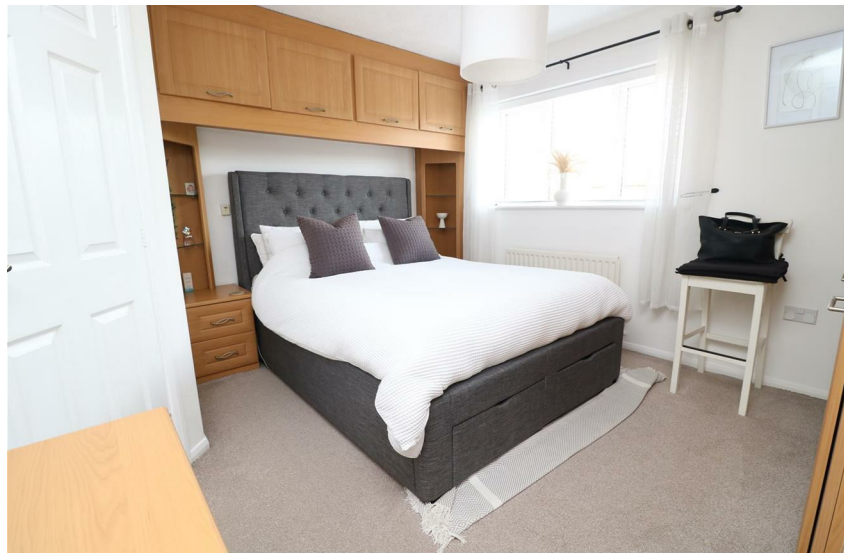
## FAMILY ROOM/BEDROOM FOUR

14'1" x 7'10"

Converted from the original garage, this welcome additional reception room adds a fantastic versatile space, with a uPVC double glazed window to the front and a radiator.

## KITCHEN/BREAKFAST ROOM

There is uPVC double glazed window to the conservatory, a range of matching Leekes wall and base units with roll top work surfaces, along with a round chrome sink with chrome mixer taps. An inset ceramic hob with extractor and light over, additional integrated appliances include a Neff oven, Neff microwave, Neff dishwasher and washing machine. There is a breakfast bar, contemporary vertical radiator, space for a fridge freezer, uPVC door to the side of the property accessing the utility space and uPVC sliding doors to the conservatory.



## CONSERVATORY

12'9" (max) x 20'0"

The uPVC double glazed conservatory benefits from a fully insulated roof (completed in 2019) making this a brilliant year round room, it has tiled flooring, a radiator and uPVC double glazed French doors leading to the rear garden.

## FIRST FLOOR LANDING

The large first floor landing has a uPVC double glazed window to the rear, two storage cupboards, loft access and access to all three bedrooms and the family bathroom.

## BEDROOM ONE

8'10" (min) x 11'1"

The principal bedroom has a uPVC double glazed window the front, built in bedroom furniture to include overhead bedroom storage, chest of drawers and built in wardrobes, there is a radiator and a door to the en-suite shower room.

## EN-SUITE

The en-suite shower room has a uPVC obscured glass window to the rear, a low level WC, shower cubicle with a mains shower, a wash basin with storage units below and a heated towel rail.

## BEDROOM TWO

9'10" x 10'2"

The second bedroom has a uPVC double glazed window to the rear, a built in double wardrobe and a radiator.

## BEDROOM THREE

9'2" x 7'6"

Bedroom three has a uPVC double glazed window to the rear, a built in double wardrobe and a radiator.

## FAMILY BATHROOM

The family bathroom has an obscure uPVC double glazed window to the rear, a jacuzzi bathtub with chrome taps and mains shower over with a glazed screen, a low level WC and wash basin with storage below and a heated towel rail.

## EXTERIOR

### FRONT

The front of the property offers a block paved drive for two cars, additional gravel parking space, path to the side leading to the front door with storm porch over and onward to gated access to the rear garden. Additionally, there is also gated access to the garden from the opposite side of the home.

### REAR GARDEN

The low maintenance, enclosed rear enclosed garden is mainly laid to artificial turf with a rear paved entertaining area and gated access to either side of the property, leading to the front.

## ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - to follow.







GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



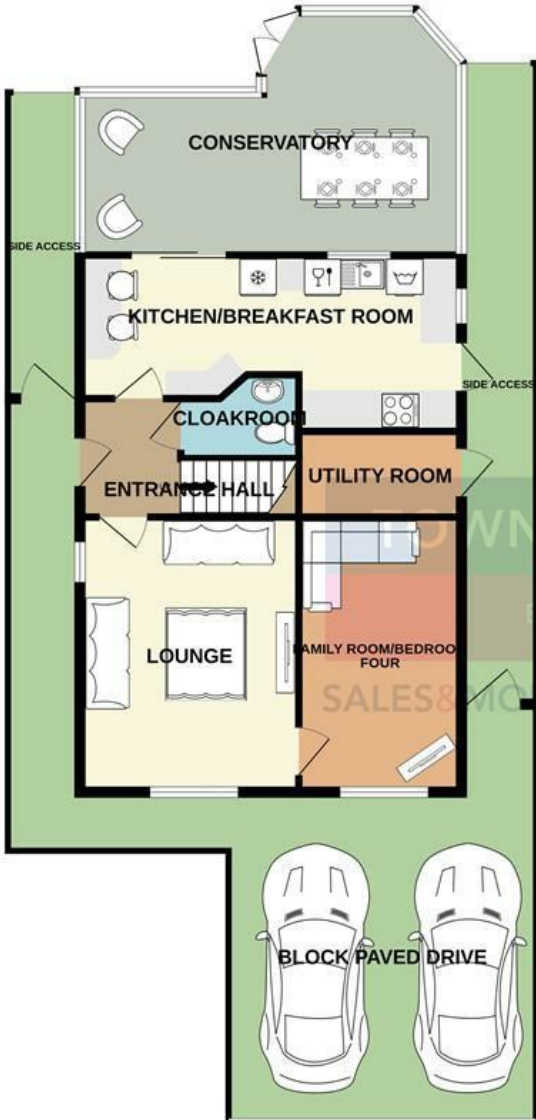
TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

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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