

TOWN & COUNTRY
ESTATES



Orpington Way, Paxcroft Mead, Trowbridge, Wiltshire

Offers Over £375,000

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

A spacious and well presented four bedroom detached family home, situated in a sought after location, near to parkland walks, local amenities and well regarded Primary School's. The ground floor accommodation comprises a large and welcoming entrance hall, spacious lounge, separate dining room, kitchen, utility room and cloakroom toilet. Upstairs, the master bedroom has an ensuite shower room, bedroom two benefits from an added dressing room. There are two further bedrooms and what has to be up there with one of the nicest family bathrooms we've seen! Additional benefits include gas central heating, uPVC double glazing, driveway parking and an enclosed rear garden.

Entrance Hall

You enter the property into the large entrance hall there with doors to the cloakroom, lounge and kitchen, stairs lead to the first floor.

Cloakroom

The cloakroom has a UPVC obscured glass double glazed window to the front, a closed couple WC, wash basin with vanity unit and a radiator.

Lounge

The good size lounge benefits from a large UPVC double glazed window to the front, there is a wall mounted feature fireplace with electric fire, a radiator, solid wood flooring and glazed double doors leading to the dining room.

Dining room

The dining room has UPVC French doors leading to the rear garden, wood flooring, a radiator and a door leading to the kitchen.

Kitchen

The well presented L shaped kitchen has a two UPVC double glazed window to the rear, a range of matching wall and base units with worktops, a one and a half bowl sink with chrome mixer tap, gas hob, fan oven, plumbing and space for a dishwasher, wood effect flooring and a door to the utility room.

Utility Room

There is a door to the side of the property, a worktop with plumbing under for a washing machine, space for dryer, a wall mounted gas boiler and wood effect flooring.



First Floor Landing

The landing has a loft hatch, doors leading to all bedrooms, the family bathroom and the airing cupboard.

Bedroom One

The spacious principal bedroom has a UPVC double glazed window to the rear, a radiator, built in wardrobe, and a door to the En-Suite.

En-Suite

There is a UPVC obscured glass double glazed window to side, a shower cubicle with mains shower, closed coupled WC, wash basin and a radiator.

Bedroom Two

The second double bedroom has two UPVC double glazed windows to front, a built in wardrobe, a radiator and a door to the dressing room.

Dressing Room

The useful dressing room has a UPVC double glazed window and a radiator.

Bedroom Three

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

Bedroom Four

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

Bathroom

The spectacular family bathroom benefits from a UPVC double glazed window to the front, an oval free standing bath with chrome mixer tap, shower head and rinse attachment, double walk in shower enclosure with glazed door and digital control, a radiator, wash basin and vanity unit, storage and under floor heating.

EXTERIOR

Front

The front of this attractive property offers driveway parking for two cars, to the left of the driveway there is a large lawn area that could be converted to more parking if needed. There is also access to the garage via an up and over door.

Rear garden

The rear of the property has a large enclosed garden with a side access point., there is a patio area for furniture and the rest is laid to lawn with decorative shrubs and bushes.

Garage

The garage has power, light and is accessed by side door and an up and over door to the front.

Additional Information

Council Tax Band - F

EPC - C







GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.

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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