

TOWN&COUNTRY
ESTATES



Parsonage Road, Paxcroft Mead, Trowbridge, Wiltshire BA14 7UD

£325,000

LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly family orientated area benefiting from a Primary School, variety of shops including a supermarket and a social club provided for the community. There are also many things to do at Paxcroft Mead including walks around the local bicycle paths and numerous playing parks.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond. For those needing to commute, the City of Bath is approximately 30 minute drive and for Bristol it will take up to one hour.

DESCRIPTION

Offering really good size ground floor living space, this 3/4 bedroom detached home approaches the market in great order. The accommodation comprises an entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom toilet and versatile family room, which could also be used as a fourth bedroom. Upstairs, there is a master bedroom with refitted ensuite, second double bedroom, single bedroom and family bathroom. Further benefits include gas central heating, uPVC double glazing, an enclosed rear garden and driveway parking.

ENTRANCE HALL

You enter the property through a uPVC door, into the entrance hall. There is a radiator, door to the lounge and stairs to the first floor landing.

LOUNGE

14'5" x 12'5" max

The lounge has a uPVC double glazed window to the front, a feature fireplace with wooden mantle, stone inlay and hearth and an inset gas fire, TV point, radiator and an opening through to the dining room.

DINING ROOM

11'5" x 8'2"

There is a radiator, door to the kitchen/breakfast room and doors to the conservatory.

CONSERVATORY

10'5" x 10'5"

A welcome addition in 2009, the Leekes conservatory has uPVC double glazed windows and dwarf walls to three aspects, wood effect flooring and French doors opening to the garden.

KITCHEN/BREAKFAST ROOM

11'5" x 10'9"

The kitchen/breakfast room has a uPVC double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink unit with chrome mixer tap and tiled splashbacks, built in electric oven, inset gas hob with extractor and light over, space for an under counter fridge, radiator and doors to the utility room, family room and useful under stairs storage cupboard.

UTILITY ROOM

There is plumbing for a washing machine, space for a tumble dryer, space for an under counter freezer, worksurface with matching upstand, extractor fan, thermostat heating controls, a wall mounted gas boiler (next being serviced October 2026), a door to the cloakroom toilet and uPVC double glazed door to the rear garden.



CLOAKROOM TOILET

There is an obscure uPVC double glazed window to the side, the suite was refitted in 2023 and offers a dual flush WC, vanity cupboard with inset basin and chrome mixer tap, tiled splashback and a radiator.

FAMILY ROOM/BEDROOM FOUR

16'8" x 8'2"

Converted from the original garage in 2018, this versatile additional reception room has a multitude of uses, one being an additional bedroom. There is a uPVC double glazed window to the front, a uPVC double glazed window to the side and uPVC double glazed door opening to the garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

12'1" x 8'2"

The master bedroom has a uPVC double glazed window to the rear, radiator and door to the ensuite.

ENSUITE

Refitted in 2024, the ensuite has a vanity unit with storage, inset basin with chrome mixer tap and inset dual flush WC, shower cubicle with mains shower over, shaving socket, radiator and an extractor fan.

BEDROOM TWO

9'2" x 9'2"

The second double bedroom has a uPVC double glazed window to the front, a wardrobe recess and radiator.

BEDROOM THREE

8'6" x 6'10"

Bedroom three is currently used as a walk-in wardrobe but is a single bedroom with a uPVC double glazed window to the rear and a radiator.

FAMILY BATHROOM

There is an obscure uPVC double glazed window to the front, the family bathroom was improved in 2023 and has a panelled bath with chrome mixer tap and hand shower attachment, vanity unit with storage, inset basin and chrome mixer tap, dual flush WC, radiator and an extractor fan.

EXTERIOR

FRONT

The front of the property provides off road driveway parking for two cars, a gravelled area, storm porch and gated access to the rear garden.

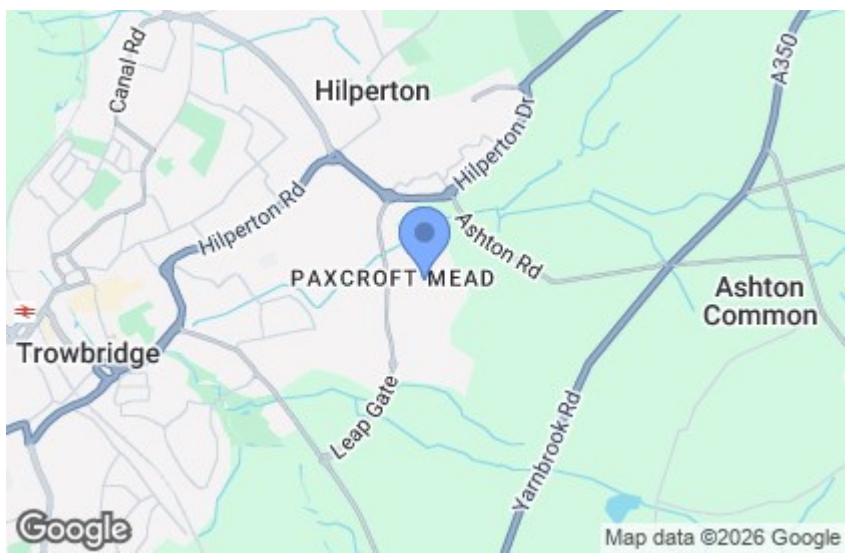
REAR GARDEN

The rear garden is enclosed to all boundaries by high wooden fencing and has decking directly from the rear of the house, with the rest of the garden laid mainly to low maintenance stone chippings. There are a range of raised beds ideal for growing your own fruit and vegetables, as well as mature fruit trees and bushes. To the side of the house is a working area, with storage, a compost bin and a water butt.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - C



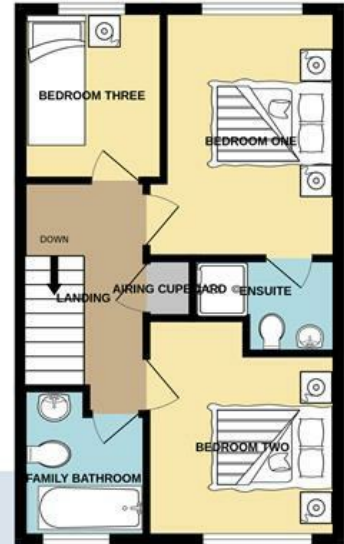




GROUND FLOOR



1ST FLOOR

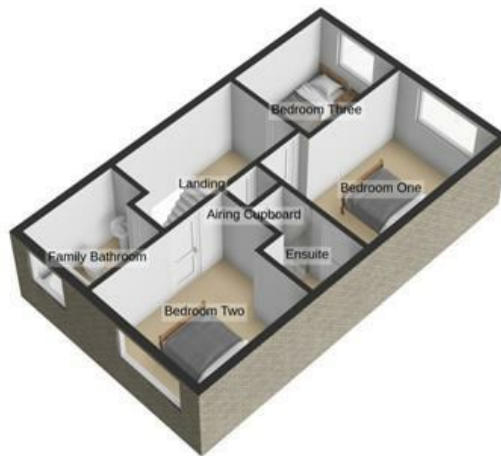


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Ground Floor
745 sq.ft. (69.2 sq.m.) approx.



1st Floor
416 sq.ft. (38.7 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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