

**TOWN & COUNTRY**  
ESTATES



**Newhurst Park, Paxcroft Mead, Hilperton, Wiltshire BA14**

**Offers Over £400,000**

## LOCATION

The property is located on the sought after Paxcroft Mead development, on the edge of Trowbridge. Paxcroft Mead is a friendly, family orientated area benefitting a popular Primary School, variety of shops including a supermarket and also a social club provided for the community. There are 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.

## DESCRIPTION

**NO ONWARD CHAIN** - Occupying an enviable position towards the end of a quiet cul-de-sac and non-overlooked to the rear, this handsome four bedroom detached house approaches the market in fantastic order. Situated on the Hilperton side of Paxcroft Mead, you have the best of both worlds, with easy access into the Village with popular pub and approach to the Kennet & Avon Canal but also remain close to the family friendly Paxcroft Mead, with its Primary Schools and amenities. The accommodation comprises an entrance hall, living room, dining room, conservatory, fantastic refitted kitchen and cloakroom toilet. Upstairs, a large master bedroom has a modern ensuite, there are two further double bedrooms, a good size single bedroom and family bathroom. Further notable features include uPVC double glazing (new in 2021), gas central heating (new Worcester boiler in 2023), an attractive low maintenance rear garden and driveway parking.

## ENTRANCE HALL

You enter the property through a composite entrance door, into the entrance hall. There is wood effect flooring, radiator, stairs to the first floor, glazed doors to the kitchen and living room and doors to the cloakroom toilet and under stairs storage cupboard.

## KITCHEN

16'4" x 9'6"

There are uPVC double windows to the rear and side. The lovely kitchen offers a range of matching base, wall and drawer units with wooden work surfaces and matching window sills, Belfast sink with chrome mixer tap and attractive brick effect tiled splash backs, two built-in fan assisted electric ovens, an integrated gas hob, integrated fridge/freezer, integrated dishwasher, plumbing for a washing machine, space for an under counter fridge, wood effect flooring with underfloor heating, inset ceiling spotlights, a door to a utility area and a uPVC double glazed door to the rear garden. Concealed in a cupboard is a wall mounted Worcester gas boiler (new in 2023 and last serviced March 2026).

## UTILITY AREA

8'6" x 5'10"

Created from the rear of the garage, the utility/storage area has a uPVC door and window to the side, space for tumble dryer and glazed door to the garage store.

## LIVING ROOM

16'4" into bay x 11'1" max

A decorative uPVC double glazed bay window faces the front aspect, there is a feature fireplace with inset fire, two radiators, wood effect flooring, TV point and archway to the dining room.



## DINING ROOM

9'10" x 9'6"

The dining room has uPVC double glazed French doors to the conservatory, a radiator, wood effect flooring and a door to the kitchen.

## CONSERVATORY

19'0" x 9'6"

The large conservatory has uPVC double glazed windows to three aspects, wood effect flooring, a radiator and uPVC double glazed French doors to the rear garden.

## WC

With a decorative portal window to the front, low level WC, wall hung basin and a radiator.

## FIRST FLOOR LANDING

With a radiator, access to the loft and doors to all bedrooms, the family bathroom and airing cupboard.

## BEDROOM ONE

14'1" max x 12'1" bay to wardrobe

The good size master bedroom has a uPVC double glazed bay window to the front, two built-in double wardrobes, radiator and door to the ensuite.

## ENSUITE

Replaced in 2023, the modern ensuite shower room has a corner shower cubicle with mains shower, vanity unit providing storage and an inset basin with chrome mixer tap, dual flush WC, chrome heated towel rail, illuminated mirror, extractor fan and attractive tiling. There is an obscure uPVC double glazed window to the front.

## BEDROOM TWO

11'9" x 10'5"

Bedroom two has a uPVC double glazed window to the rear, wardrobe recess and a radiator.

## BEDROOM THREE

15'1" max x 8'2"

## BEDROOM FOUR

9'2" x 8'2"

## FAMILY BATHROOM

There is an obscure uPVC double glazed window to the rear, a panelled bath with chrome mixer tap and hand shower attachment, pedestal basin, low level WC, radiator, shaving socket with light, extractor fan, part tiled walls and a radiator.

## EXTERIOR

### FRONT

The front of the property has driveway parking for 2-3 cars, attractive well kept planted borders, gated access to the rear garden, step to the front door with storm porch over and an outside light.

### REAR GARDEN

Enclosed to all boundaries, the private, low maintenance, landscaped rear garden is perfect for entertaining. A paved patio immediately from the rear of the house has steps leading to an artificial lawn, wooden decking area, pizza oven, external power sockets, gravelled borders and gated access to the front.

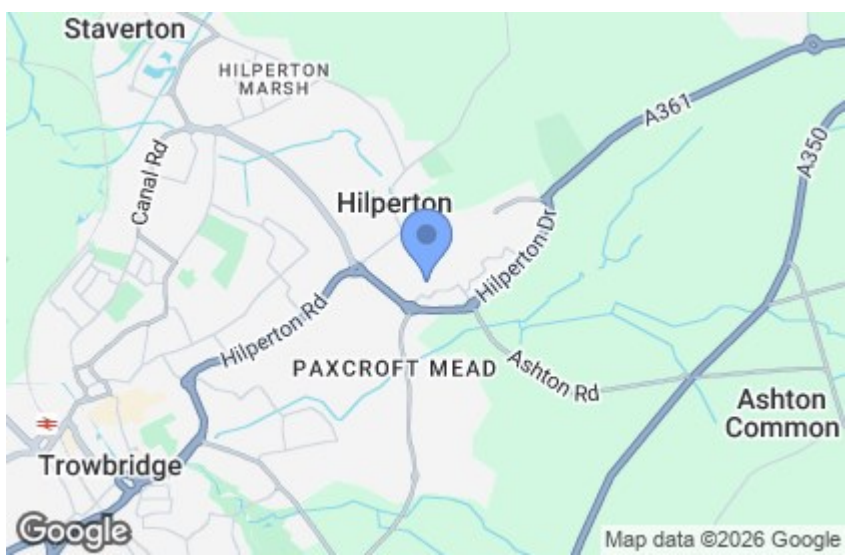
## GARAGE STORE

11'1" x 8'2"

The remaining part of the garage has an electric roller door to the front, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - E







GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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