



📍 10 Hulbert Close, Hilperton, Trowbridge, BA14 7FL

🏠 Guide Price £310,000

A beautifully presented, detached, three bedroom home with rear garden, off street parking and a single garage located in the popular Paxcroft Mead.

- Three Bedrooms
- Two Bathrooms
- Kitchen/Dining Room
- Reception Room
- Rear Garden
- Off Street Parking
- Single Garage
- Popular Paxcroft Mead Address
- Detached
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



Situated on this highly desirable location within the Paxcroft Mead development, this beautifully presented three bedroom, two bathroom home offers a rear garden, off street parking along with a single garage.

Upon entering, you are welcomed into the entrance hall which leads to the impressive kitchen/dining room spanning the length of the house with double doors leading to the rear garden. The kitchen has been fitted with modern and sleek units with integrated appliances including double fan oven, gas hob with extractor hood, dishwasher and fridge/freezer. Also leading from the entrance hall is the well appointed sitting room which again spans the length of the house. Completing the ground floor accommodation is a WC.

To the first floor are three bedrooms with the principle bedroom offering a modern en-suite shower room along with fitted wardrobes. The other two bedrooms are serviced by the family bathroom which is finished with modern fittings.

Externally there is a rear garden which leads from the double doors from the kitchen, a patio area provides a comfortable area for outside dining and entertaining. The rest is laid to lawn with raised beds. There is off street parking for one vehicle and a single garage.

Situation

Paxcroft Mead forms part of the popular village of Hilperton which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

Property Information

Council Tax Band; D

EPC Rating; C

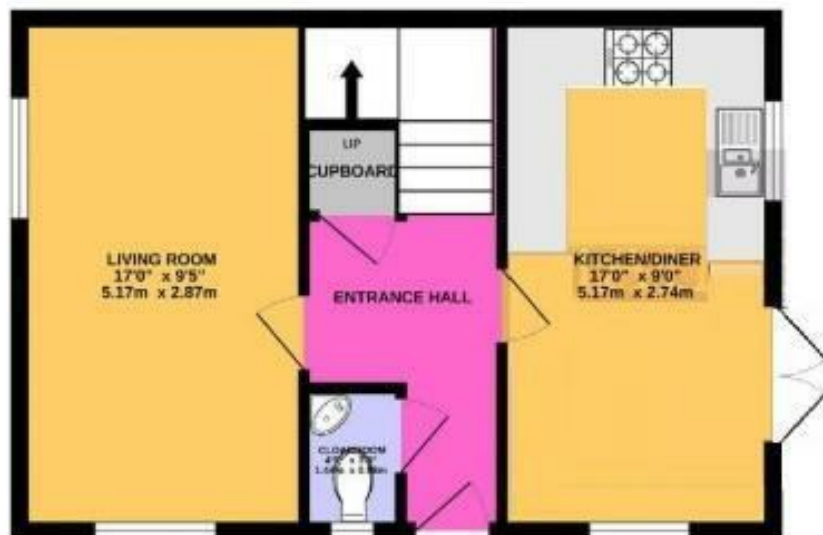
Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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