





36 Walmesley Chase

Hilperton Trowbridge BA14 7HY

A three bedroom semi-detached family home situated in a small cul-de-sac within the highly regarded Paxcroft Mead development, close to wood & parkland walks, three primary schools, local shops, rugby club and pubs. Accommodation comprises entrance hall, cloakroom, living room, refitted kitchen/dining room, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized west facing garden, attached single garage and driveway providing off road parking. Offered for sale with no onward chain, viewing recommended.

Offers Over £250,000









ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. Matwell. Radiator. Wood effect flooring and inset ceiling spotlight. Panelled door to the cloakroom. Obscured glazed door to the:

Living Room

12'12" x 11'11" (3.95 x 3.62)
UPVC double glazed window to the front. Radiator. Television point. Stairs to the first floor with cupboard under. Smoke alarm. Wood effect flooring. Obscured glazed door to the:

Refitted Kitchen/Dining Room

15'1" x 8'6" (4.60 x 2.60)
UPVC double glazed window and sliding patio doors to the rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Plumbing for washing machine. Space for under counter appliance. Wall mounted Baxi combi boiler. Vinyl flooring.

Cloakroom
Obscured UPVC double glazed window to the front. Radiator. Two piece suite comprising wash hand basin and w/c. Vinyl flooring and inset ceiling spotlight. Fuse box.

FIRST FLOOR

Landing
Smoke alarm. Access to part boarded loft space with ladder. Panelled doors off and into: airing cupboard with shelving.

Bedroom One
8'8" x 8'6" (2.65 x 2.60)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Panelled door to the:

En Suite Shower Room
Towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with electric shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Extractor fan. Shaving point and light.

Bedroom Two
8'7" x 7'10" (2.62 x 2.40)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding doors enclosing.

Bedroom Three
8'5" x 6'5" (2.56 x 1.96)
UPVC double glazed window to the front. Radiator.

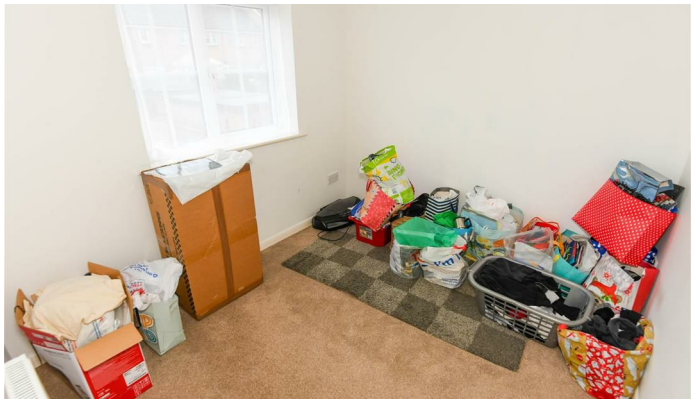
Family Bathroom
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Tiled effect flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front
Path to the front door with storm porch over and entrance light. Area laid to lawn. Driveway providing off road parking. Gas and electric meters.

To The Rear
Good sized, west facing garden comprising paved patio area to the immediate rear with paved pathway leading to large paved patio area, area laid to lawn and raised bed. Outside tap and light. All enclosed by fencing.

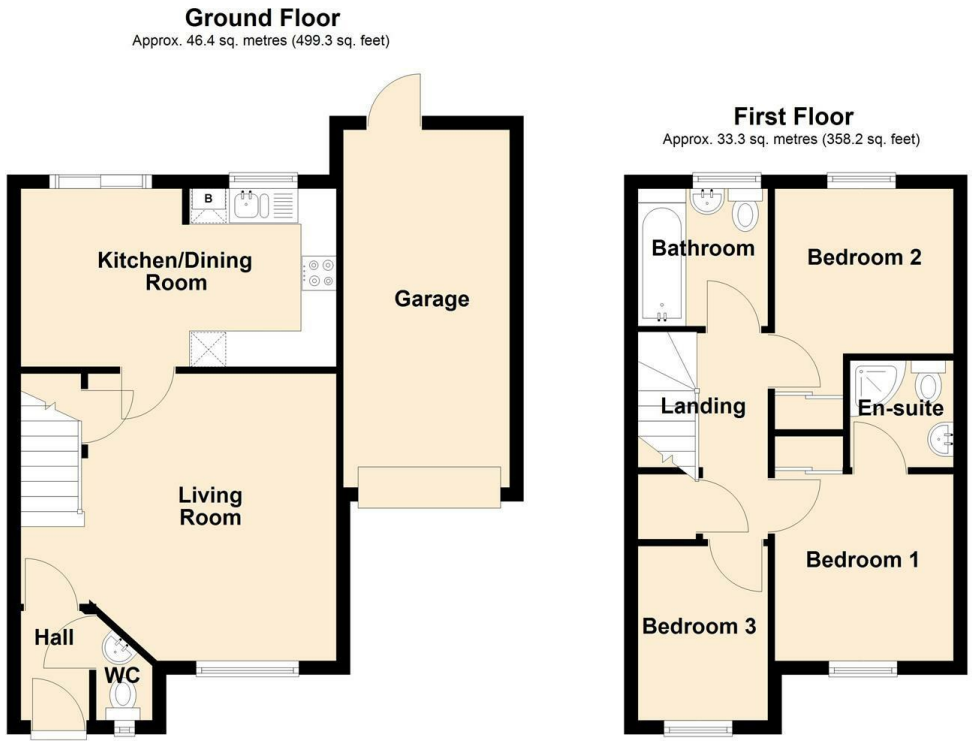
Garage
16'7" x 8'6" (5.05m x 2.60m)
Up and over door to the front. Power and lighting. Door to the rear. Eaves storage. Wall mounted units.





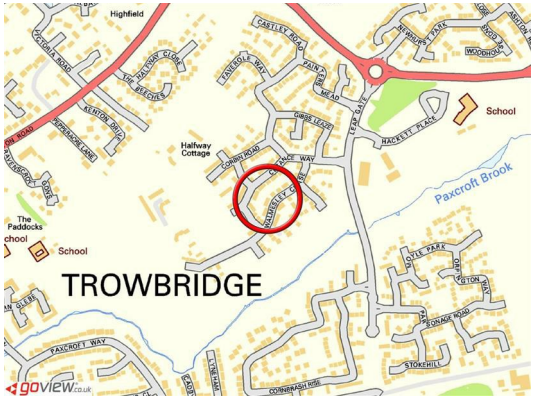


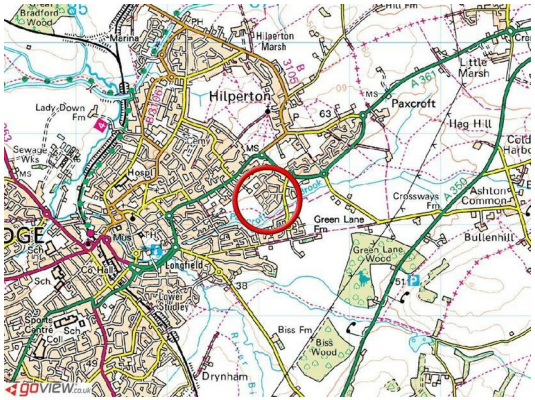
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **C**



Total area: approx. 79.7 sq. metres (857.5 sq. feet)







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.