



Wrights
01225 755553

Cresswell Drive, Hilperton, Trowbridge, Wiltshire, BA14 7TN

Offers over £425,000

Situation

The property is situated within the popular Paxcroft Mead estate, with many local amenities including a shopping centre and well regarded primary school.

Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Substantial four
bedroom detached family
home**

**Spacious kitchen/dining
room**

**Lounge with wood
burning stove**

Downstairs cloakroom

**Conservatory and
separate study**

**Large principal bedroom
with en-suite shower
room**

Fully owned solar panels

**Detached double garage
with power and lighting**

**Gated driveway parking
for several vehicles**



Wrights Residential are delighted to bring to the market this substantial four bedroom detached family home, situated within the sought after Paxcroft Mead development on the outskirts of Trowbridge. Offering spacious and versatile accommodation throughout, the property features a welcoming entrance hall, study, cloakroom, generous lounge with wood burning stove, conservatory, impressive kitchen/dining room and utility room.

On the first floor, the spacious principal bedroom benefits from an en-suite shower room, whilst three further well-proportioned bedrooms are served by a family bathroom.

Externally, the property enjoys a private and low-maintenance rear garden, detached double garage and a generous gated driveway providing off road parking for several vehicles. Further benefits include fully owned solar panels, PVCu double glazing and gas central heating.

The vendors are suited, and the property they are purchasing has informed them that it can potentially be offered with no onward chain.

The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

Study 11' 1" x 7' 4" (3.39m x 2.23m) max

With radiator and PVCu double glazed window.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, radiator and PVCu double glazed window.

Kitchen/Diner 11' 3" x 22' 11" (3.44m x 6.98m)

The spacious dual aspect open plan kitchen/dining room is ideal for modern family living and entertaining. The kitchen is fitted with a range of shaker-style wall and base units with complementary work surfaces and tiled splashbacks, a central island/breakfast bar with granite worktop, one and a half bowl ceramic sink/drainage unit, integrated eye-level NEFF double oven, AEG five-ring gas hob with extractor hood over, integrated dishwasher and space for an American-style fridge/freezer. Further features include inset ceiling spotlights, a radiator and PVCu double glazed windows to the side and rear. The dining area provides ample space for a family-sized table and chairs.

Utility room 6' 8" x 5' 7" (2.03m x 1.70m)

With space for washing machine and tumble drier, worktop with tiled splash back, wall mounted gas fired boiler with Hive heating controls, radiator and inset ceiling spotlights.

Lounge 12' 2" x 17' 11" (3.72m x 5.45m)

With wood laminate flooring, two radiators, fireplace with wood burning stove and stone surround, PVCu double glazed window to the front and PVCu French doors opening into the conservatory.

Conservatory 11' 2" x 12' 0" (3.41m x 3.67m)

With wood laminate flooring and PVCu french doors opening onto the rear garden.

First Floor

Landing

With loft access (the loft is part boarded with a light).

Bedroom 1 12' 4" x 17' 6" (3.77m x 5.34m)

A spacious dual aspect room with two radiators, double built in wardrobe and PVCu double glazed windows to the front and rear.

En-suite

With white suite comprising quadrant shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, shaver socket, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 11' 5" x 12' 7" (3.48m x 3.83m)

With radiator, freestanding wardrobe and PVCu double glazed window to the rear.

Bedroom 3 11' 3" x 7' 10" (3.43m x 2.39m)

With radiator, freestanding wardrobe and PVCu double glazed window to the side.

Bedroom 4 11' 2" x 9' 7" (3.40m x 2.93m) max

With radiator, freestanding wardrobe and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with mains shower over, pedestal hand basin and close coupled W.C, radiator, airing cupboard housing hot water cylinder, extractor fan, inset ceiling spotlights and obscured PVCu double glazed window to the side.

Externally

To the front

Steps lead to the entrance door, bordered by a variety of established shrubs and planted borders which provide an attractive approach to the property.

To the rear

The rear garden has been designed for ease of maintenance, with a generous paved patio providing ample space for outdoor seating and entertaining. A timber pergola draped with mature grape vines creates an attractive covered seating area, complemented by a variety of established shrubs, planted borders and decorative stone features. The garden is fully enclosed, offering a pleasant and private outdoor space. Further benefits include a useful timber log store and gated access leading to the driveway and garage.

Double Garage and Driveway 16' 1" x 13' 5" (4.89m x 4.08m)

With power, lighting, useful eaves storage and twin up-and-over doors. To the front, a substantial gated driveway provides ample off-road parking for multiple vehicles.

Solar Panels

The vendors have advised that the income from the electricity generated currently offsets their household electricity costs, offering the potential for significant savings on energy bills.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band F.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

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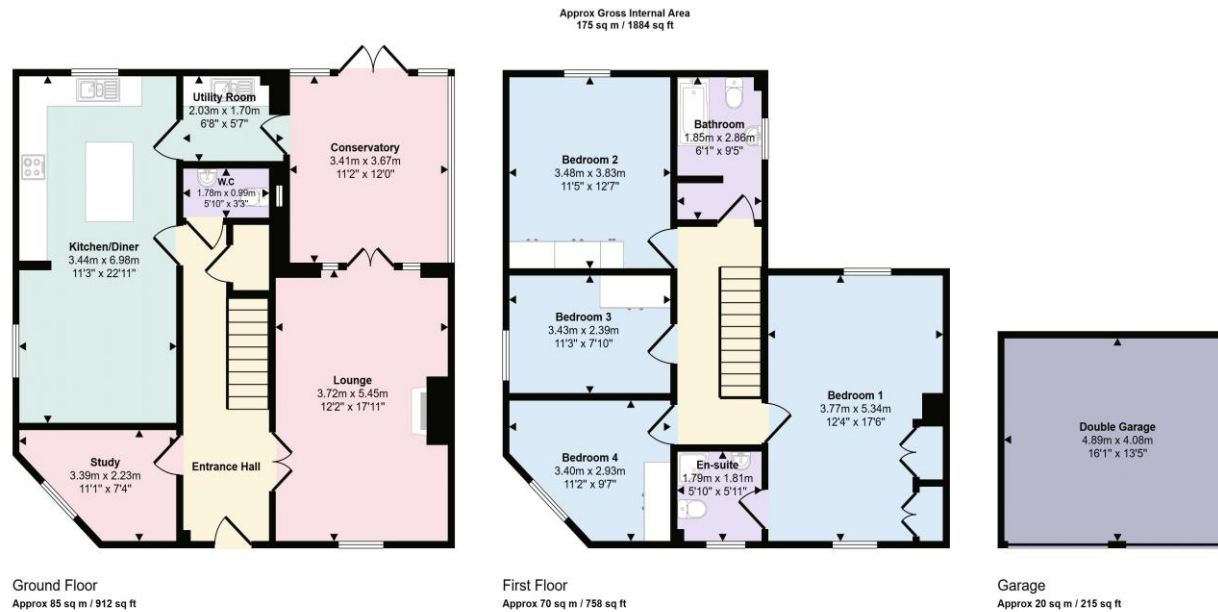
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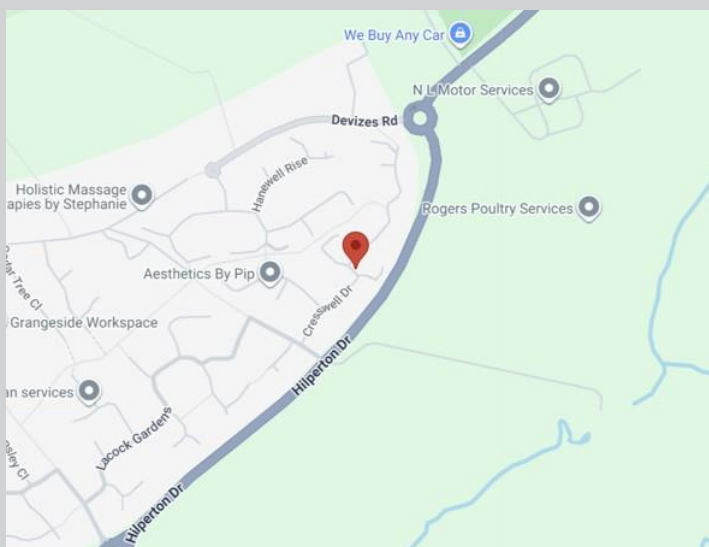
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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