



KINGSTONS

4 Orpington Way

Hilpertown Trowbridge BA14 7UL

A well appointed four bedroom detached home in a cul de sac position in the very well regarded Paxcroft Mead area close to primary schools, Green Lane woods and parkland. The property provides spacious living accommodation comprising of a living room with bay window, modern kitchen/dining room, utility room, cloakroom, four good sized bedrooms, family bathroom and en-suite shower room to primary bedroom. Features include uPVC double glazing, gas central heating, enclosed low maintenance landscaped gardens, single garage and driveway providing parking. Viewing is highly recommended.

£360,000





Living Room

13'1 x 13'0 (3.99m x 3.96m)
uPVC bay window, gas fire, TV point,
understairs cupboard.

Kitchen / Dining Room

20'1 x 9'0 (6.12m x 2.74m)
A range of modern high gloss wall and
base units, tiled flooring, uPVC door to
rear, Five ring gas hob, One and a half
composite sink and drainer, uPVC window
to rear, space for dishwasher, space for
American fridge freezer, eye level double
oven, rolled top laminated working
surfaces.

Utility Room

4'9 x 4'8 (1.45m x 1.42m)
Part glazed door leading to garden, wall
mounted gas boiler, rolled top laminated
working surfaces, wall unit, tiled flooring,
space for washing machine and tumble
drier.



Cloakroom

Tiled flooring, hand wash basin, obscured
uPVC to side, low flush WC.

Landing

Loft access, carbon monoxide alarm,
smoke alarm.

Bedroom One

11'0 x 11'0 (3.35m x 3.35m)
Radiator, uPVC to front, TV point, airing cupboard housing water tank.

En-Suite

5'5 x 4'9 (1.65m x 1.45m)
Vinyl flooring, corner shower unit, low flush WC, obscured uPVC window to front, radiator, ceramic sink with vanity unit under, extractor.

Bedroom Two

11'0 x 9'9 (3.35m x 2.97m)
radiator, uPVC window to front.

Bedroom Three

13'7 x 8'4 (4.14m x 2.54m)
uPVC window to rear, radiator.

Bedroom Four

8'4 x 8'3 (2.54m x 2.51m)
uPVC window to rear, radiator.

Bathroom

Vinyl tiled flooring, hand wash basin with vanity unit, obscured uPVC window to rear, panelled bath with folding shower screen. Hand held shower, shaver point.

Garden

West facing private garden laid to lawn and patio. Side access. Outside tap. Decked seating area. Outside lights. Outside electric sockets.

Driveway

Driveway parking for two cars.

Agents Note

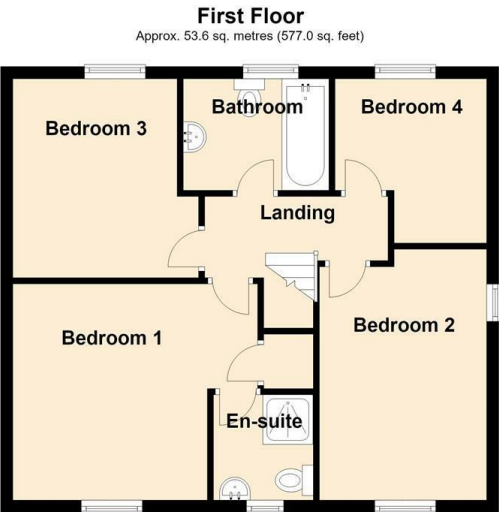
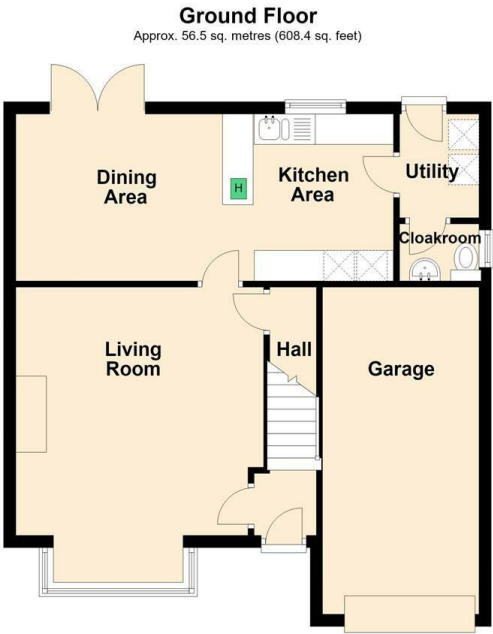
The green area to the left hand side of the fence belongs to the property so the garden could be extended.

Accommodation

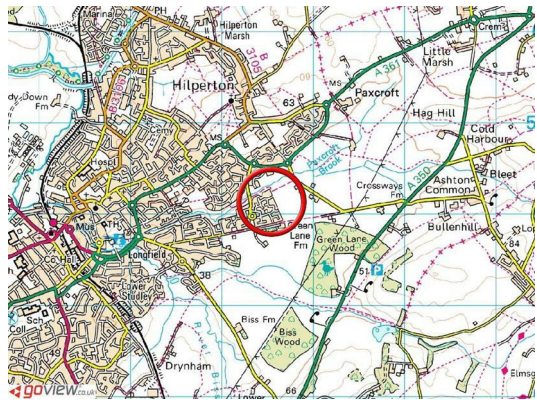
All measurements are approximate.



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



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)




KINGSTONS
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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.