TOWN&COUNTRY
ESTATES

Paxcroft Way, Trowbridge, Wiltshire BA14 7DQ

Offers Over £400,000

LOCATION

The property is situated on the sought after Green Lane development of Trowbridge, ideally positioned within walking distance to local amenities, as well as the town centre, schools, shops and country walks.
Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

A rare opportunity to purchase a modern and recently refurbished four bedroom detached family home. Exceptionally well presented throughout, this extremely private property is secluded behind double gates and further benefits a non-overlooked landscaped rear garden. The ground floor accommodation comprises a large and welcoming entrance hall, dual aspect living room, kitchen, utility room, versatile home office and shower room. Upstairs, there are three double bedrooms, a single bedroom and contemporary bathroom. Additional notable features include gas central heating, uPVC double glazing, garage and the wonderful private outside space.

ENTRANCE HALL

You enter into the property through a composite front door with glazed window to the side, into the spacious and welcoming entrance hall. There is attractive herringbone wood effect flooring, modern vertical radiator, inset ceiling spotlights, a staircase with glazed balustrade panels leading to the first floor landing, a contemporary glazed door to the living room and an Oak door to a storage cupboard.

LIVING ROOM

22'11" max x 13'1" max

The dual aspect living room is flooded with natural light from a large uPVC double glazed window to the front and double glazed sliding doors to the rear garden, the room has two contemporary radiators, inset ceiling spotlights and a doorway to the kitchen. Part carpet and part wood effect herringbone flooring.

KITCHEN

9'2" x 8'2"

There is a uPVC double glazed window looking over the rear garden, a range of matching base and wall units with square edge worksurfaces and matching upstands, 1 1/2 bowl sink with chrome mixer tap, built in oven, inset ceramic hob with extractor and light over, integrated dishwasher, wood effect herringbone flooring and a contemporary glazed door to the utility room.

UTILITY ROOM

11'5" x 7'10"

The good size utility room has a range of matching base and wall units, space for an American style fridge/freezer, plumbing for a washing machine, space for a tumble dryer, extractor, wood effect herringbone flooring, Oak doors to the shower room and office and a uPVC glazed door to the garden.

OFFICE

13'9" x 7'10"

Created from the rear of the garage, this versatile space is currently utilised as a beauty room but offers a variety of uses. There are storage cupboards, wall mounted gas boiler, ceramic basin with mixer tap, wood effect flooring, inset ceiling spotlights and an obscure glazed uPVC door to the side of the house.

SHOWER ROOM
With two obscure glazed uPVC windows, a walk-in shower with glazed screen and wall mounted electric shower over, low level WC, pedestal basin with chrome mixer tap, radiator and extractor fan,

LANDING
The landing has access to the loft and Oak doors to all bedrooms, the bathroom and airing cupboard.

BEDROOM ONE
11'9" x 11'5"
The master bedroom has a large uPVC double glazed window to the front, a wardrobe recess, two matching wall lights, inset ceiling spotlights and a contemporary radiator.

BEDROOM TWO
16'8" x 8'6"
Bedroom two has a uPVC double glazed window to the front, inset ceiling spotlights and a contemporary radiator.

BEDROOM THREE
10'9" x 9'6"
The third double bedroom has a uPVC double glazed window to the rear, inset ceiling spotlights and a contemporary radiator.

BEDROOM FOUR
8'6" x 7'2"
Used as a dressing room, bedroom four has a uPVC double glazed window to the front, inset ceiling spotlights and a contemporary radiator.

BATHROOM
The modern, fully tiled bathroom has two obscure uPVC double glazed windows, a panelled bath with centre mounted mixer tap, glazed screen, mains shower over and illuminated storage niche, vanity unit with storage, inset basin with mixer tap and inset dual flush WC, traditional style heated towel rail, sensor lighting, inset ceiling spotlights and an extractor fan.

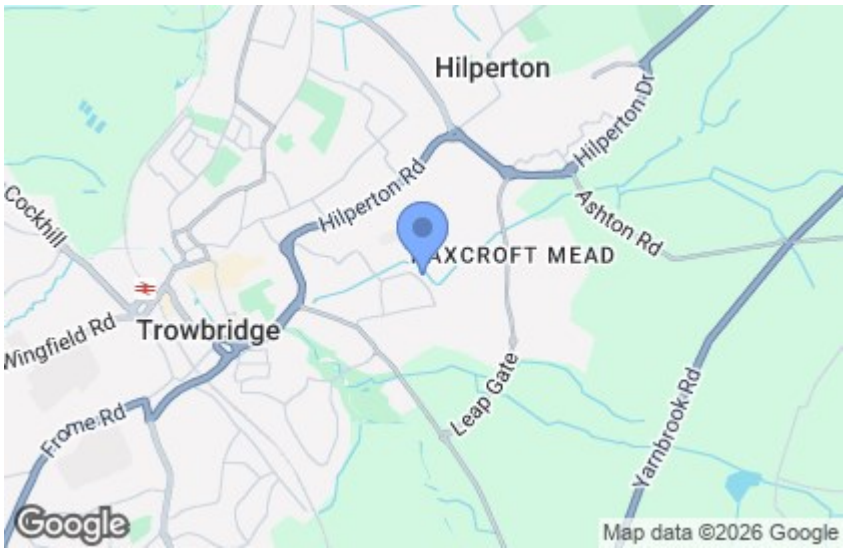
EXTERIOR

GATED DRIVE
The enclosed, secure and private drive is accessed via two electric fob controlled gates or a pedestrian door. There is block paved and gravelled drive, exterior power socket, outside light, access to the front door and gates to either side of the house, leading to the rear garden.

GARAGE
8'2" x 7'6"
The garage store has an electric roller door, power and light.

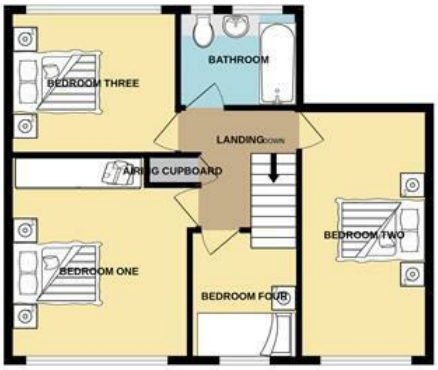
REAR GARDEN
The wonderful, non-overlooked rear garden has a pleasant private outlook. There is a paved patio immediately from the rear of the house, level lawn and steps down to a lower seating area by the brook. Other attractions include a shed, external power sockets, outside lights and outside tap.

ADDITIONAL INFORMATION
Council Tax Band - D



GROUND FLOOR

1ST FLOOR



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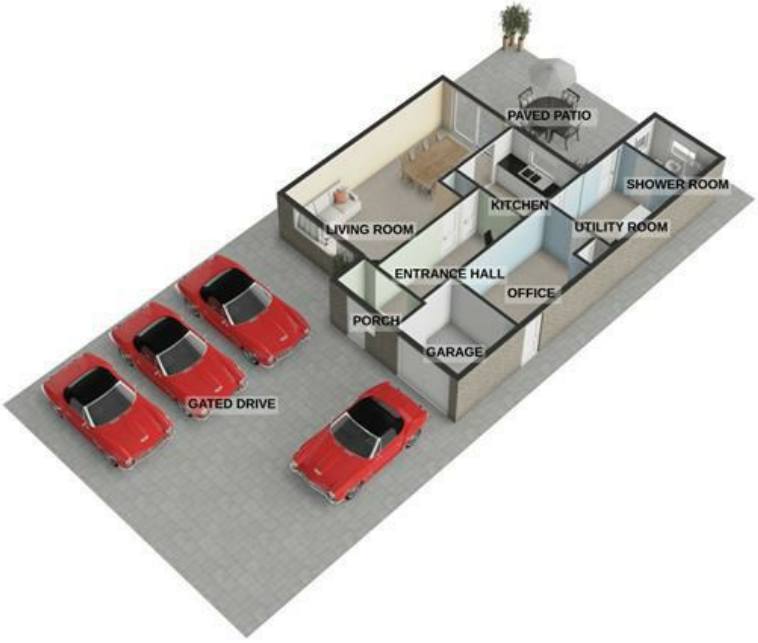
GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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