



Wrights
01225 755553

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

£435,000

This spacious five bedroom detached property is situated on the desirable Cresswell Drive, within the sought after Paxcroft Mead development in Trowbridge.

The property benefits from a substantial conversion, adding extra bedrooms and shower room on the second floor.

Further features include a generous main bedroom with en-suite, four double bedrooms, downstairs W.C, utility area, garage with power, driveway parking for at least two vehicles, fully enclosed rear garden and PVCu double glazing throughout.

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.



Five double bedroom detached property
Substantial conversion adding extra living space
Utility area
En-suite
Open plan kitchen/diner

Downstairs cloakroom
Driveway parking for two vehicles
Fully enclosed rear garden
Garage with power
PVCu double glazing throughout



The property comprises

Ground floor

Entrance hall

With radiator and stairs to first floor.

Dining Room *11' 8" x 8' 4" (3.55m x 2.55m)*

With radiator and PVCu double glazed window to the front and arch leading to kitchen.

Kitchen *9' 4" x 10' 10" (2.85m x 3.31m)*

With tiled floor, a range of eye level and base units, worktops with tiled splash backs, integrated oven and gas hob with extractor hood over and stainless steel one and a half bowl sink, space for dishwasher and fridge/freezer, inset ceiling spotlights, PVCu double glazed window to the rear and arch leading to Utility area.

Utility room

With a range of eye level and base units, worktops with tiled splash backs, space for washing machine, stainless steel sink/drainage unit, storage cupboard and PVCu double glazed door opening to the rear garden.

Lounge *10' 9" x 19' 9" (3.28m x 6.03m)*

With electric fire and surround, radiator, PVCu double glazed window to the front and PVCu double glazed patio doors opening on to the rear garden.

W.C *3' 5" x 6' 3" (1.05m x 1.90m)*

With close coupled W.C, pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

First floor

First Floor Landing

With radiator and PVCu double glazed window to the rear.

Bedroom 1 *10' 9" x 20' 3" (3.28m x 6.17m)*

With radiators and dual aspect PVCu double glazed windows to the front and rear.

En-suite *6' 10" x 5' 5" (2.09m x 1.64m)*

With white suite comprising close coupled W.C, shower enclosure with mains shower attachment over and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 4 *11' 2" x 10' 6" (3.40m x 3.21m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 5 *7' 6" x 9' 1" (2.29m x 2.76m)*

With radiator and PVCu double glazed window to the front.

Bathroom *6' 2" x 6' 0" (1.89m x 1.83m)*

With white suite comprising close coupled W.C, bath with shower attachment over and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Second Floor

Second Floor Landing

With PVCu double glazed window to the rear.

Bedroom 2 *10' 10" x 16' 0" (3.30m x 4.87m)*

With radiator, Velux window to the front and PVCu double glazed window to the rear.

Bedroom 3 *10' 10" x 15' 11" (3.29m x 4.85m)*

With radiator, Velux window to the front and PVCu double glazed window to the rear.

Shower Room *6' 8" x 5' 11" (2.02m x 1.81m)*

With white suite comprising close coupled W.C, shower enclosure with mains shower attachment over and pedestal hand basin, radiator and Velux window to the front.

Externally

To the front

With shared driveway parking for up to two vehicles, garage with up and over door and side access to the rear garden.

To the rear

The fully enclosed rear garden is mostly laid to lawn with a separate patio area perfect for outdoor dining. The garden also offers direct access to the garage and driveway.

Tenure

The property is sold as freehold.

Council Tax

The property is currently in council tax band E.

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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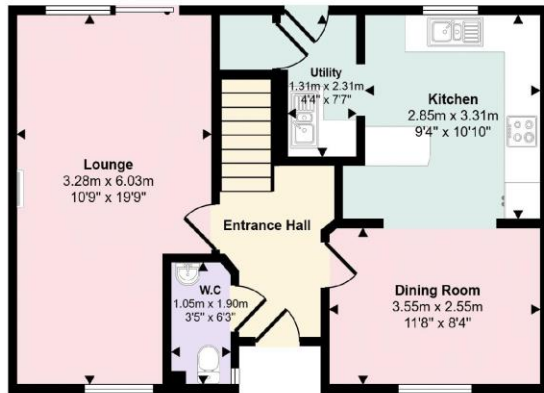


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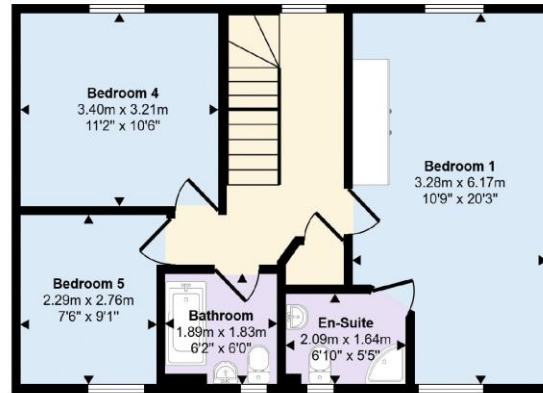
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Approx Gross Internal Area
168 sq m / 1805 sq ft

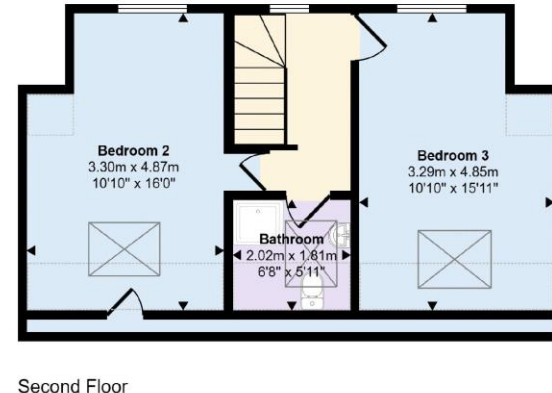


Ground Floor
Approx 52 sq m / 562 sq ft

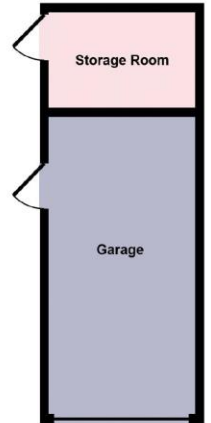
Denotes head height below 1.5m



First Floor
Approx 55 sq m / 593 sq ft

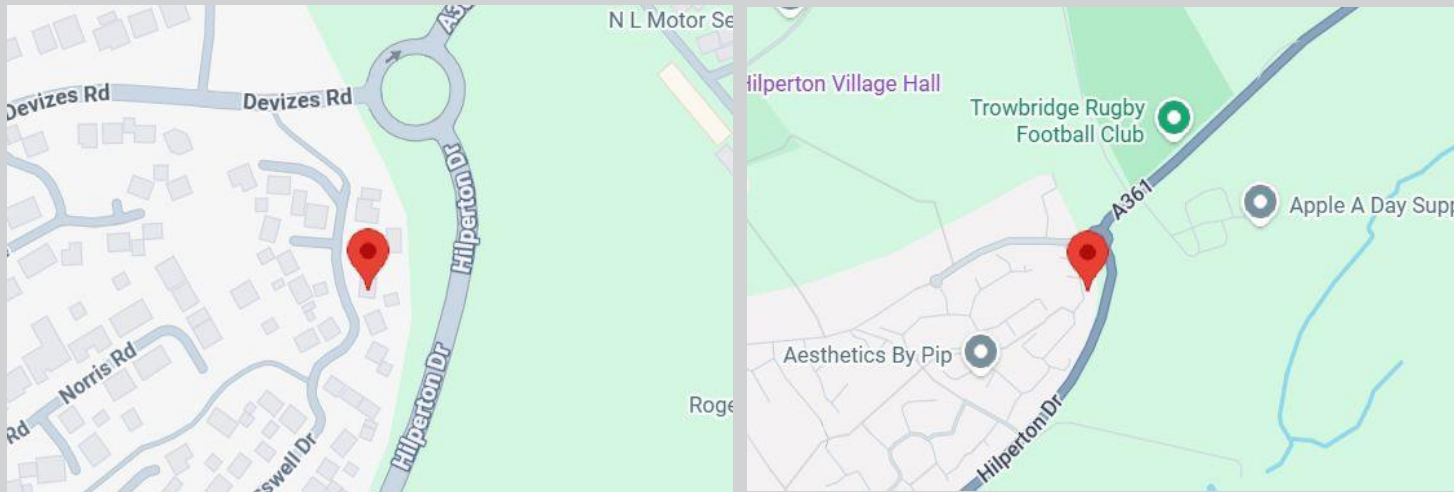


Second Floor
Approx 44 sq m / 476 sq ft



Garages
Approx 16 sq m / 174 sq ft

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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