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22 Castell Close, Hilperton, BA14 7UJ

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Guide Price £525,000

In this popular Paxcroft address, this smart detached family home is well situated and presented to the highest standard. It is within a short distance of two popular primary schools, a small supermarket and a pub, as well as having country walks nearby.

- Beautifully Presented
- Double Garage
- Five Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Popular Paxcroft Mead Address
- Rear Garden
- Off Street Parking
- Detached

Freehold

EPC Rating C









Situated towards the end of a quiet cul-de-sac in this popular residential location is this fine detached family home finished to a high standard.

The spacious entrance hall leads to the beautifully appointed sitting room situated to the rear of the house with double French doors leading to the rear garden. The kitchen, also situated to the rear of the house has been carefully considered and has been upgraded with a range of cabinetry including a central island with integrated appliances including double electric fan oven, induction hob, bins and dishwasher. The garden is accessible from the kitchen with double doors leading out. The well-proportioned dining room is located to the front of the house providing comfortable space for family dining or entertaining. Completing the ground floor accommodation is the useful utility room and cloakroom.

To the first floor are five well-appointed bedrooms. The principle bedroom has the added benefit of fitted wardrobes along with an en-suite shower room. Bedrooms two and three are served by a 'Jack and Jill' bathroom. The two further bedrooms are served by the family bathroom.

Externally there is a driveway with parking for two cars situated to the front of the house along with access to the integral double garage. The front garden has been beautifully manicured and is mainly laid to lawn with a pathway leading to the front door bordered by gravel and low level plants. The rear garden leads from the kitchen and sitting room and has been well maintained with a lawn area bordered with well stocked beds with fine specimen shrubs and planting. A patio area is located to the top corner of the garden; a perfect place to enjoy the sun.

Situation
Paxcroft Mead is a popular, active and thriving community with a range of amenities including two small supermarkets one of which has a Post Office counter, two primary schools, a nursery, a chemist, a pub and a community hall. Also on offer are many open green spaces to enjoy walks or bike rides along with parks scattered throughout the country park. There are a comprehensive range of facilities in Trowbridge town center including a leisure park with multi-screen cinema and restaurants and shopping facilities. Rail services are excellent from nearby Trowbridge and Westbury with the latter providing direct services into London Paddington and Waterloo. AGENTS NOTE: Under the Estate Agents Act 1979, prospective purchasers are hereby advised that the vendor of this property is a relative of an employee of Strakers.

Property Information
Council Tax Band; F

EPC Rating; C

Freehold

Mains Services

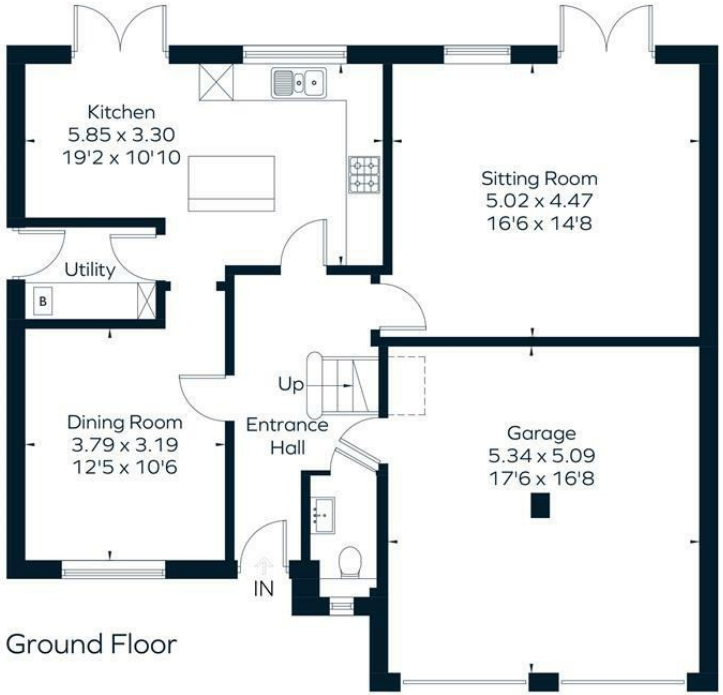
Gas Fired Central Heating



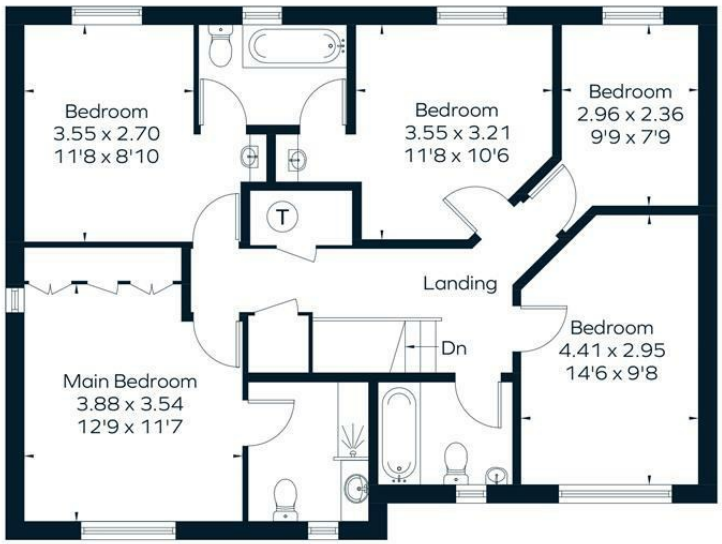




Approximate Area = 187.1 sq m / 2014 sq ft (Including Garage)
Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



First Floor

= Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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