



8 Garth Road

Hilperton Trowbridge BA14 7GS

A well presented and deceptively spacious, three-bedroom family home built by Redrow Homes and situated within the well regarded Paxcroft Mead development close to parkland walks, shops and two primary schools. The modern interior comprises entrance hall with large storage cupboard, cloakroom, modern kitchen/breakfast room with integrated SMEG appliances, good sized living/dining room with French doors onto garden, cloakroom, family bathroom, three good sized bedrooms, and ensuite shower room and built-in double wardrobes to bedroom one. Additional features include UPVC double glazing, gas central heating system, enclosed garden with private aspect and single garage with parking space. The property is sold with the added benefit of no onward chain and viewing is highly recommended.

Offers Over £250,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite panelled door to the front. Radiator. Wood effect flooring and coving. Panelled doors off and into: understairs storage cupboard.

Lounge/Dining Room

15'3" x 13'9" (4.65 x 4.20)

UPVC double glazed window and patio doors to the rear. Radiator. Wood flooring and coving. Television point. Stairs to the first floor.

Kitchen/Breakfast Room

12'4" x 8' (3.75 x 2.45)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for dryer and fridge/freezer. Space for breakfast table. Tiled flooring.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising wash hand basin and dual flush w/c. Wood effect flooring.



FIRST FLOOR

Landing

Radiator. Access to loft space. Wood effect flooring. Panelled doors off and into: airing cupboard housing pump for en suite shower.

Bedroom One

10'10" x 8'6" (3.29 x 2.60)
UPVC double glazed window to the rear. Radiator. Two built-in wardrobes. Wood effect flooring. Panelled door to the:

En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with shower over and door enclosing, pedestal wash hand basin and dual flush w/c. Shaving point and extractor fan. Tiled flooring.

Bedroom Two

9'8" x 8'6" (2.95 x 2.60)
UPVC double glazed window to the front. Radiator. Wood effect flooring.

Bedroom Three

9'4" x 6'6" max (2.85 x 1.97 max)
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece

white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and dual flush w/c. Shaving point and extractor fan. Tiled flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Slate chipping borders. Gas and electric meters.

To The Rear

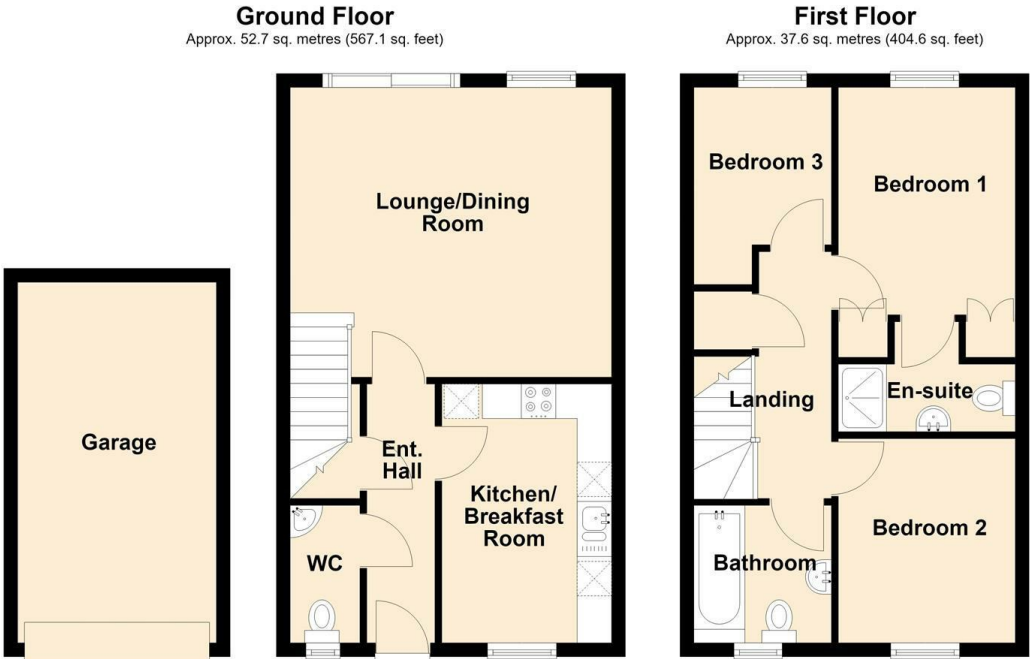
Low maintenance, enclosed garden comprising paved patio area to the immediate rear, areas laid to lawn, tree and shrubs. Paved path leading to gated rear pedestrian access. All enclosed by fencing.

Garage & Parking

17'3" x 9'5" (5.25 x 2.88)
Located in courtyard to the rear, accessed via entrance to the right of the property, and found in the far left hand corner - please see map. Up and over door to the front. Eaves storage. Parking space to the front.



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



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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.