



**Wrights**  
01225 755553

Walmesley Chase, Hilperton, Trowbridge, Wiltshire, BA14 7HY

£274,000

This three bedroom semi detached property is situated in the popular Paxcroft Mead development on the outskirts of Trowbridge. The ground floor offers an entrance Porch, spacious lounge, dining room, fitted kitchen and conservatory. Upstairs you will find three bedrooms, an en-suite shower room and family bathroom. Externally, the property offers driveway parking, an attached garage and an enclosed rear garden.

Sold with the benefit of no onward chain.

### Situation

The property is situated within the popular Paxcroft Mead development, with many local amenities close by including a shopping centre and two well regarded Primary Schools.

Trowbridge town centre provides 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.



**Three bedroom semi detached property**

**Situated within the popular Paxcroft Mead development**

**Two reception rooms**

**Conservatory**

**En-suite shower room**

**Garage and driveway parking**

**Gas central heating**

**PVCu double glazing**

**Enclosed rear garden**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With radiator.

#### Cloakroom

With suite comprising close coupled W.C and hand basin, radiator and obscured PVCu double glazed window to the front.

#### Lounge 15' 2" x 12' 4" (4.62m x 3.77m) max

With two radiators, stairs to the first floor with storage cupboard under and obscured PVCu double glazed window to the front.

#### Dining Room 7' 0" x 8' 11" (2.14m x 2.71m)

With radiator and archway to the kitchen.

#### Kitchen 7' 9" x 8' 2" (2.36m x 2.50m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob, space for fridge/freezer and washing machine, wall mounted gas boiler and obscured PVCu double glazed window to the rear.

#### Conservatory 6' 10" x 9' 11" (2.08m x 3.02m) max

Of PVCu construction with wood laminate flooring and french doors opening onto the rear garden.

### First Floor

#### Landing

With linen cupboard.

#### Bedroom 1 8' 7" x 7' 10" (2.62m x 2.39m)

With radiator, built in wardrobe and obscured PVCu double glazed window to the front.

#### En-suite

With suite comprising shower enclosure with electric shower, close coupled W.C and pedestal hand basin, radiator and extractor fan.

#### Bedroom 2 8' 6" x 7' 7" (2.58m x 2.31m)

With radiator, built in wardrobe and obscured PVCu double glazed window to the rear.

#### Bedroom 3 6' 2" x 8' 11" (1.89m x 2.73m)

With radiator and obscured PVCu double glazed window to the front.

#### Family Bathroom

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

## Externally

### To the front

Driveway parking in front of the garage next to an area laid to lawn. Path leading to the front door.

### Garage *8' 4" x 16' 4" (2.53m x 4.97m)*

With up and over door to the front, power, light and rear door to the garden.

### To the rear

The enclosed rear garden is mainly laid to lawn with a small patio and a rear door providing access into the garage.

### Tenure

The property is sold as Freehold.

### Council tax

The property is currently in council tax band C.

## EPC rating

The current EPC rating is C (72)

## Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas combi heating boiler to radiators, fitted in 2022. Please note that the Agent has not tested any appliances.

## Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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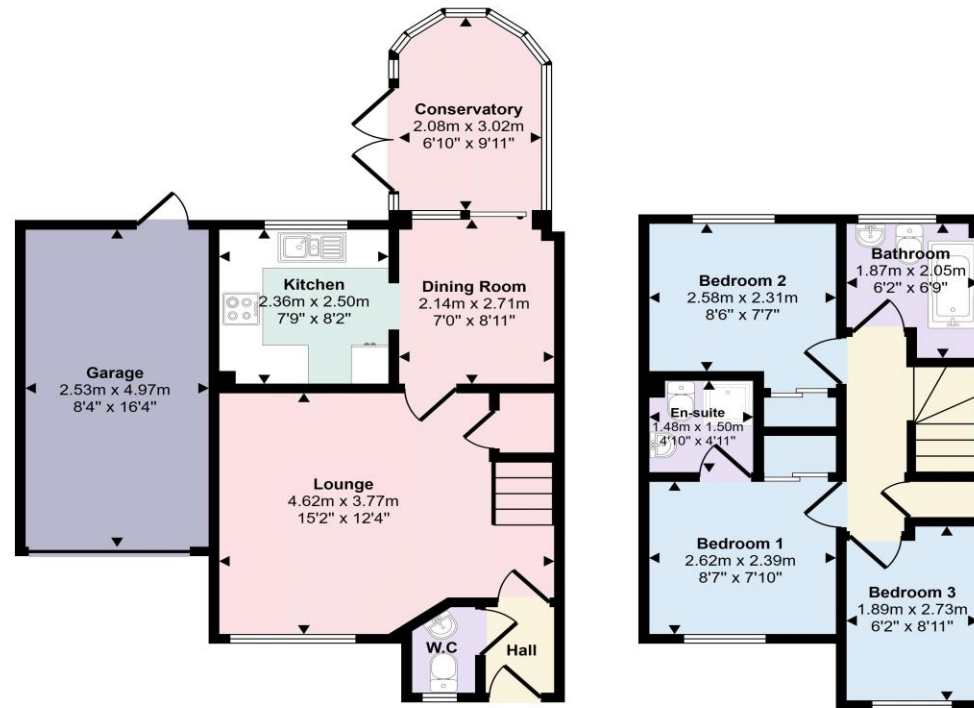


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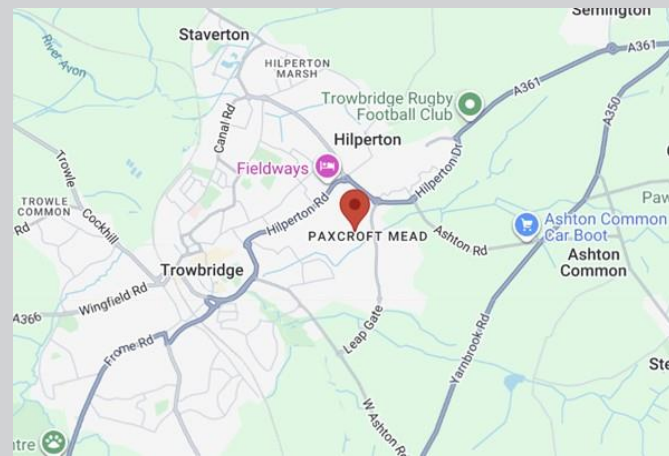
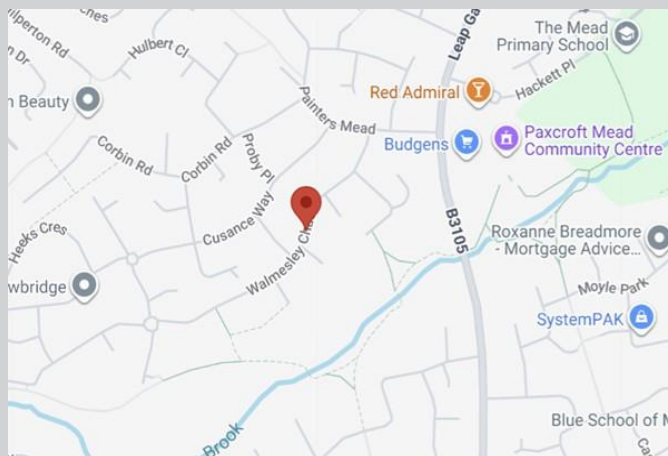
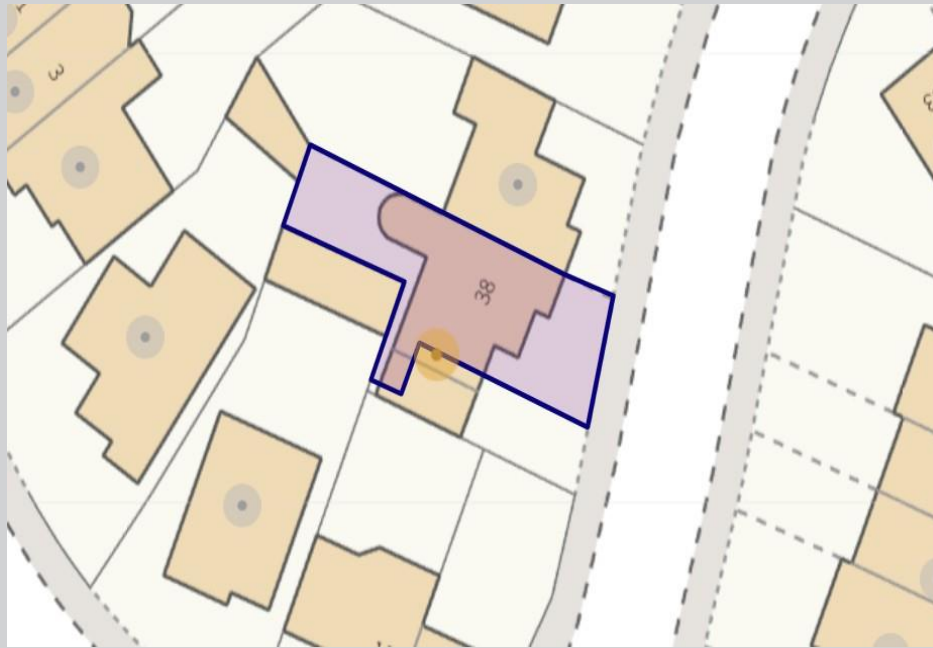
Approx Gross Internal Area  
83 sq m / 894 sq ft



Ground Floor  
Approx 51 sq m / 552 sq ft

First Floor  
Approx 32 sq m / 342 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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