



Wrights
01225 755553

Paxcroft Way, Trowbridge, Wiltshire, BA14 7DG

£290,000

Situation

The property is situated on the desirable Green Lane area, within walking distance of Trowbridge town centre.

The County town of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious three bedroom detached family home

Popular Green Lane area of Trowbridge

Generous lounge opening into the dining room

Separate kitchen

Three well-proportioned bedrooms

Family bathroom

Driveway providing off-road parking

Garage with rear access door

Generous enclosed rear garden

Sold with no onward chain, subject to probate



This spacious three bedroom detached family home is situated in the popular Green Lane area of Trowbridge and offers generously proportioned accommodation with excellent potential for a purchaser to update and personalise to their own taste.

The ground floor comprises an entrance hall, a good-sized lounge opening into the dining room, kitchen and useful store, whilst upstairs are three bedrooms and a family bathroom. Outside, the property benefits from a driveway, garage and front garden, together with a generous enclosed rear garden.

The property offers an excellent amount of space in a sought-after residential location. Sold with no onward chain, subject to probate.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor with storage cupboard under.

Lounge 13' 8" x 12' 1" (4.17m x 3.69m)

With radiator, gas fire with brick surround and PVCu double glazed window to the front. Opens into the dining room.

Dining Room 10' 9" x 10' 1" (3.28m x 3.08m)

With radiator, PVCu double glazed windows to the rear and PVCu French doors opening onto the rear garden.

Kitchen 9' 1" x 10' 0" (2.76m x 3.06m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge/freezer and washing machine, radiator and PVCu double glazed window to the rear.

Rear Lobby

With internal door to the garage, large store with PVCu double glazed window and PVCu door to the rear garden.

First Floor

Landing

With airing cupboard housing hot water cylinder and PVCu double glazed window to the side.

Bedroom 1 13' 11" x 11' 7" (4.25m x 3.52m)

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

Bedroom 2 13' 11" x 8' 4" (4.24m x 2.55m)

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

Bedroom 3 6' 2" x 8' 2" (1.87m x 2.48m)max

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

Bathroom 6' 5" x 5' 3" (1.95m x 1.61m)

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

Externally

To the front

The property is approached via a private driveway providing off-road parking and access to the integral garage. Alongside the driveway is a front garden, predominantly laid to lawn with established shrubs and planting, enclosed to the front by a low brick wall with decorative metal railings. A pathway leads to the covered entrance and front door, with gated pedestrian access to the side of the property leading through to the rear garden.

Garage 8' 2" x 15' 7" (2.48m x 4.74m)

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

To the rear

The property benefits from a generous enclosed rear garden, predominantly laid to lawn with a variety of established shrubs, plants and mature planting. A paved patio area immediately adjoining the property provides space for outdoor seating, with additional planted borders and a timber garden shed. A side pathway provides pedestrian access to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

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.

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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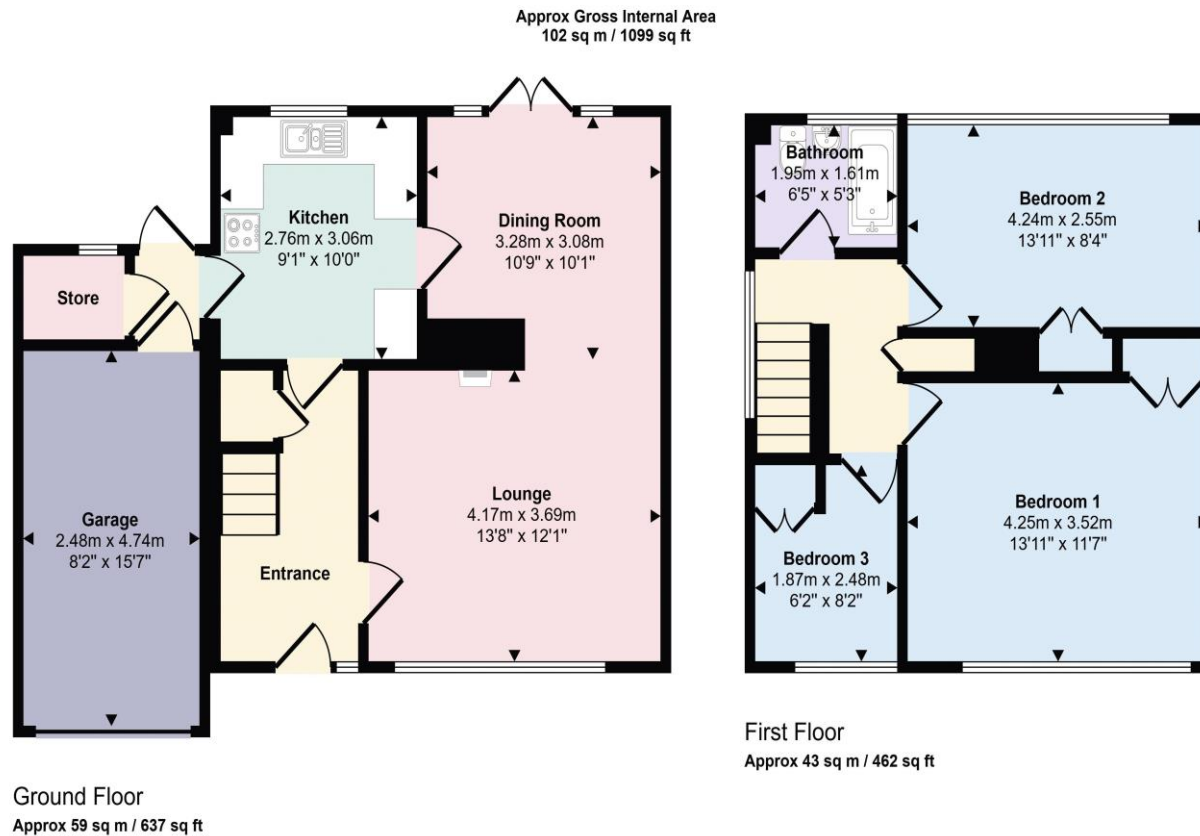
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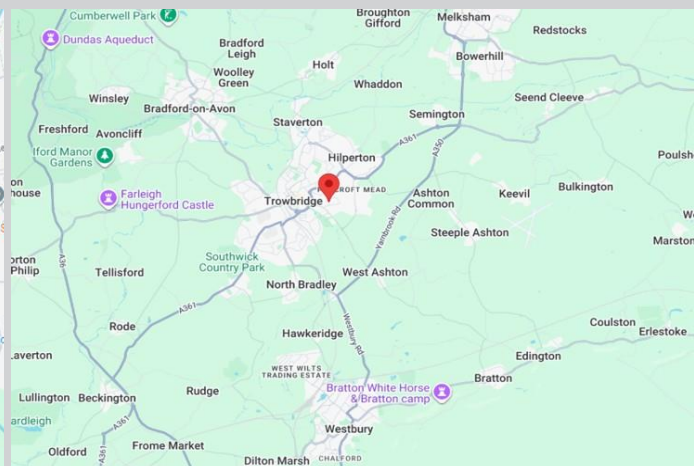
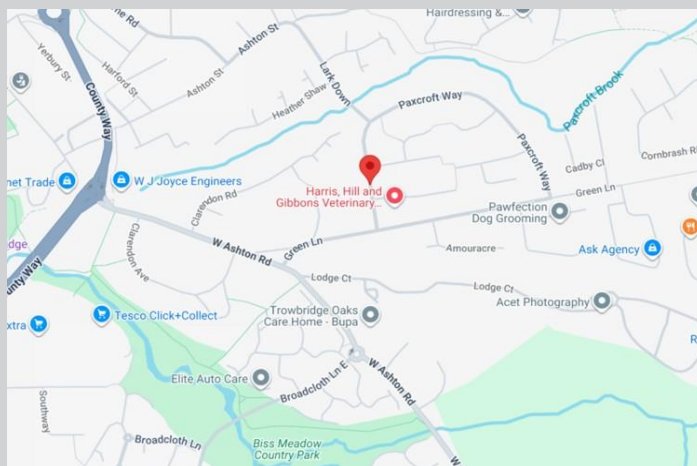
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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