

TOWN & COUNTRY
ESTATES



81 Cusance Way, Paxcroft Mead, Trowbridge, Wiltshire, BA14 7GL

Offers Over £225,000

LOCATION

The property is located on the sought after Paxcroft Mead development. It is a friendly family orientated area benefitting from a highly sought after primary school, variety of shops including a supermarket and also a social club provided for the community. There are also many things to do at Paxcroft Mead including walks around the local bicycle paths and numerous playing parks.

DESCRIPTION

A modern and well presented two double bedroom end of terrace house, set within the popular Paxcroft Mead, on the edge of Trowbridge. The accommodation comprises an entrance hall, kitchen, lounge/dining room and conservatory. On the first floor, two double bedrooms and the bathroom. Further benefits include Upvc double glazing, gas central heating, garden, garage and driveway parking.

ENTRANCE HALL

You enter the property through an obscure Upvc double glazed wood effect entrance door. There are stairs leading to the first floor, thermostat heating controls, radiator and doors leading to the kitchen, cloakroom, lounge/diner and under stairs cupboard.

KITCHEN

9'10" x 5'10"

The modern kitchen has a Upvc double glazed window to the front, a range of matching base and wall units with rolled top work surfaces, tiled splashbacks, stainless steel inset sink unit with chrome mixer tap, built in stainless steel fan assisted oven, stainless steel gas hob, stainless steel chimney extractor fan over with light, space for fridge freezer, plumbing for washing machine, radiator and concealed in a cupboard is a wall mounted gas boiler.

CLOAKROOM

There is a dual flush close couple W.C, basin with chrome mixer tap, tiled splash backs, extractor fan and a radiator.

LOUNGE/DINER

12'9" x 12'5"

The good size lounge/diner has Upvc double glazed sliding patio doors to the rear, radiator, and tv and telephone points.

CONSERVATORY

Upvc sliding doors to the rear.

FIRST FLOOR LANDING

On the first floor there is access to loft space, radiator and doors to both bedrooms and the bathroom.

BEDROOM ONE

12'5" x 9'2"

There is a Upvc double glazed window, built in wardrobes, T.V point, telephone point and a radiator.



BEDROOM TWO

10'9" to wardrobe x 9'2"

There is a Upvc double glazed window, radiator, double sliding doors to the wardrobe and a door to the airing cupboard.

FAMILY BATHROOM

The bathroom has a panelled bath with chrome mixer tap and shower attachment, dual flush close couple W.C, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, extractor fan, shaver socket and a radiator.

EXTERIOR

FRONT

With iron railings to the front, a gate opens into the front garden with an outside light, artificial lawn and path to the front door and gated access to the rear garden.

REAR GARDEN

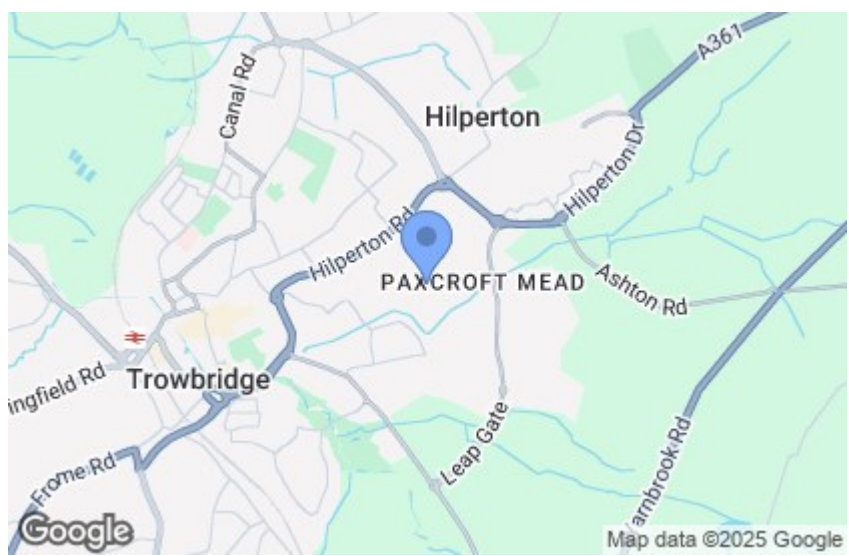
The rear garden is enclosed by high wooden fencing, steps lead down to a patio area, artificial lawn, pathway to the rear gate leading to the driveway and garage. There is also access down the side to the front of the property.

GARAGE

Located in a block to the rear, the garage for this home is located on the far right, with an up and over door and driveway to the front.

ADDITIONAL INFORMATION

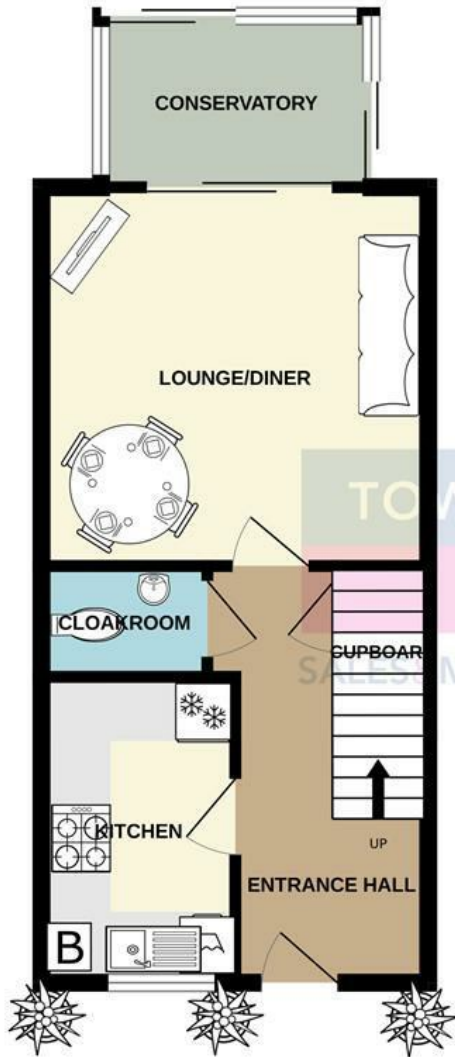
Council Tax Band - B



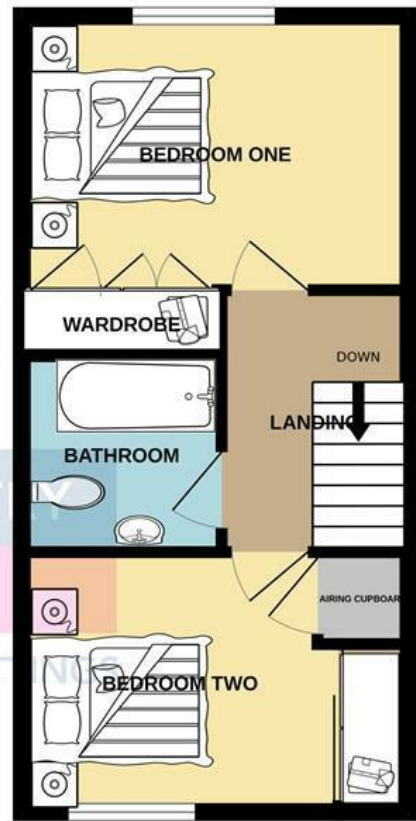




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



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TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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