

TOWN&COUNTRY
ESTATES



Cresswell Drive, Paxcroft Mead, Hilperton, Wiltshire

£317,500

LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly family orientated area benefitting from a Primary School, variety of shops including a supermarket and 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. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond. For those needing to commute, the City of Bath is approximately 30 minute drive and for Bristol it will take up to one hour.

DESCRIPTION

Tucked away at the head of the sought after cul-de-sac of Cresswell Drive, this good size three bedroom detached home has the added benefit of NO ONWARD CHAIN. The accommodation comprises an entrance hall, cloakroom, lounge and dual aspect kitchen/dining room. On the first floor there is a master bedroom with ensuite, a second double bedroom, two further double bedrooms and the family bathroom. Further benefits include uPVC double glazing, gas central heating, garage, driveway parking and an enclosed rear garden.

ENTRANCE HALL

You enter the property through an obscure double glazed entrance door. There is a built in door mat, thermostat heating controls, telephone point, radiator, stairs to the first floor landing and doors to the cloakroom, lounge and kitchen/dining room.

CLOAKROOM

There is an obscure double glazed window to the front, close couple W.C, pedestal wash hand basin, tiled splashbacks, wooden flooring, radiator and a door leading to the under stairs cupboard.

LOUNGE

14'10" x 12'4"

The lounge has a double glazed window and double glazed French doors to the rear garden, wooden flooring, TV point and two radiators.

KITCHEN/DINING ROOM

22'0" x 9'0"

The dual aspect kitchen/dining room has a uPVC double glazed window to the front and uPVC double glazed French doors to the rear garden. The kitchen offers a range of matching base and wall units with under cupboard lighting, wooden work surfaces, breakfast bar and matching upstands, inset stainless steel inset sink unit with chrome mixer tap, built in electric fan assisted oven, inset gas hob with wok burner, stainless steel splashbacks and stainless steel chimney extractor fan with light over, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, inset wine cooler, wooden flooring and inset ceiling spotlights.



FIRST FLOOR LANDING

The galleried first floor landing is flooded with natural light from the uPVC double glazed window to the front, there is access to the loft and doors leading to three good sized bedrooms, the family bathroom and airing cupboard providing storage and shelving.

MASTER BEDROOM

13'8" x 11'4" max 8'1" min

The master bedroom has a uPVC double glazed window to the rear, TV point, telephone point, built-in double wardrobe, radiator and a door leading to the ensuite.

ENSUITE

There is an obscure uPVC double glazed window to the rear, corner shower cubicle with chrome mains shower over, dual flush close couple W.C, pedestal wash hand basin with chrome mixer tap, ceramic flooring, tiled splashbacks, extractor fan, inset ceiling spotlights, shaving socket and a radiator.

BEDROOM TWO

11'4" x 8'1"

Bedroom two has a uPVC double glazed window to the front, telephone point and a radiator.

BEDROOM THREE

9'0" x 6'4"

There is a uPVC double glazed window to the rear and a radiator.

FAMILY BATHROOM

The family bathroom offers an obscure uPVC double glazed window to the side, panelled bath with chrome mixer tap and chrome mains shower over, glazed shower screen, dual flush close couple W.C, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, extractor fan and inset ceiling spotlights.

EXTERIOR

FRONT

To the front of the property there is a pathway leading to the front door with lawn to both sides, outside light and a driveway providing parking for two cars.

REAR GARDEN

The rear garden does back onto the road so do expect some road noise but is totally non-overlooked and so offers a wonderful private outside space, largely laid to lawn, with a patio area, pond, planted borders, outside tap and light. A gate leads to the drive and a door to the garage.

GARAGE

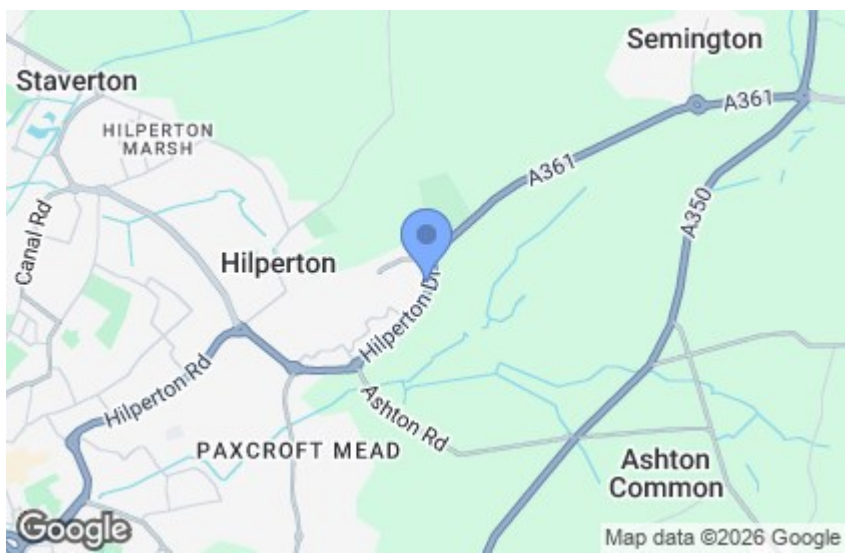
16'4" x 8'2"

There is an up and over door to the front, door to the rear garden, storage in eaves, power and light.

ADDITIONAL INFORMATION

Council Tax Band - D

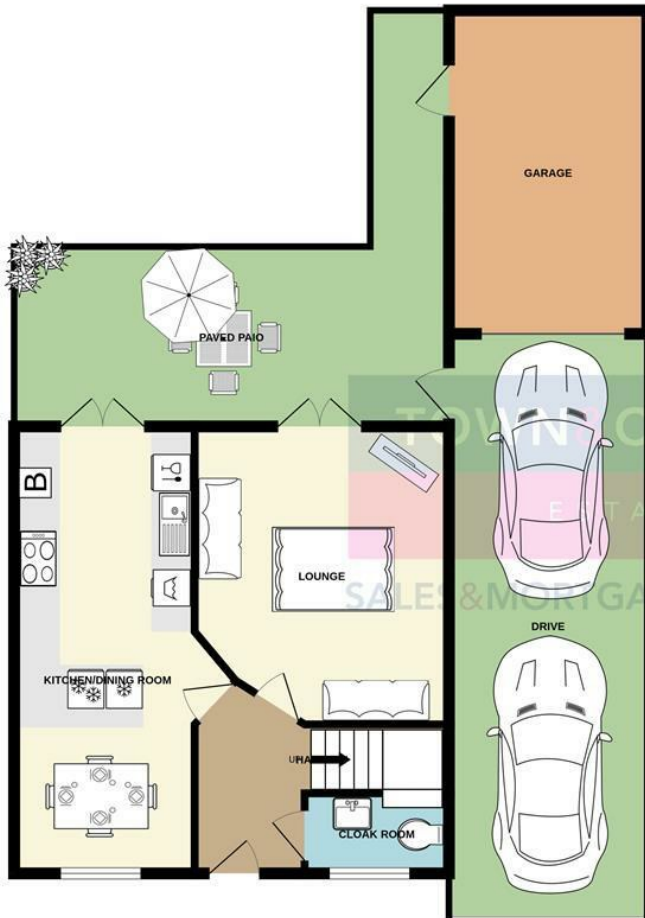
EPC Rating -



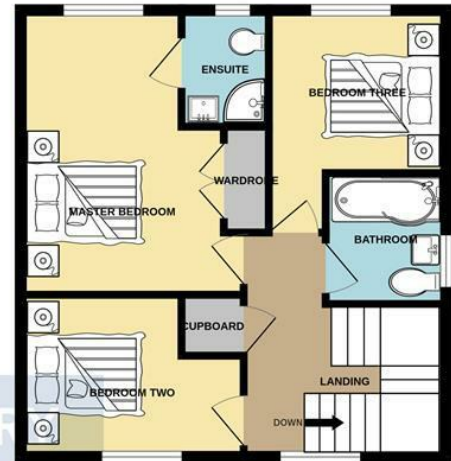




GROUND FLOOR



FIRST FLOOR

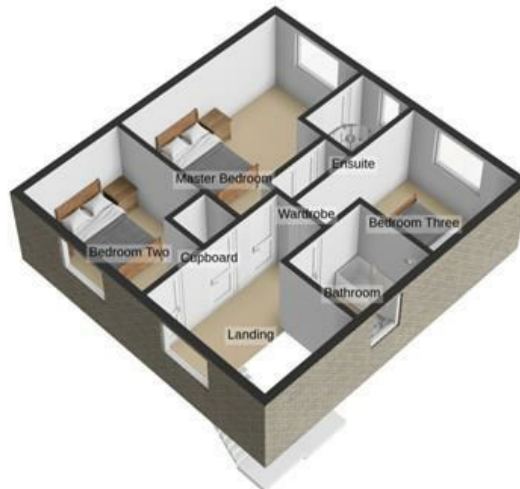


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Ground floor
635 sq.ft. (59.0 sq.m.) approx.



First floor
467 sq.ft. (43.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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