

**TOWN & COUNTRY**  
ESTATES



**Stokehill, Paxcroft Mead, Trowbridge, Wiltshire BA14 7TJ**

**Guide Price £400,000**

## LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly family orientated area benefitting from a highly sought after primary school, variety of shops including a supermarket, family pub 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

NO ONWARD CHAIN - Occupying a secluded position in the corner of a quiet cul-de-sac, this large four bedroom home would benefit from a program of refurbishment but offers fantastic potential and an exciting opportunity to put your own stamp on your new home. The spacious ground floor accommodation comprises a covered porch, entrance hall, lounge with bay fronted window, kitchen/dining room, utility room, study, conservatory and cloakroom toilet. The first floor has a master bedroom with ensuite shower room, two further double bedrooms, a large single bedroom and family bathroom. Further benefits include a detached double garage (converted into an additional living space), an enclosed rear garden and driveway parking.

## COVERED PORCH

## ENTRANCE HALL

You enter the property through a Upvc obscure entrance door. There is a radiator, heating controls, stairs to the first floor with under storage cupboard, doors to the lounge, study, cloakroom and kitchen/dining room.

## LOUNGE

There is a double glazed bay window to the front, inset ceiling spotlights, a gas fireplace, wood effect flooring, radiator and TV point.

## KITCHEN/DINING ROOM

The hub of this family home is the large kitchen/dining room.

## KITCHEN

With double glazed window to the rear, a range of matching base and wall units with square edge worktops and breakfast bar, built in oven, inset gas hob, built in extractor fan, integrated fridge, wood effect flooring, 1 1/2 bowl sink with chrome mixer tap, tiled splash backs, inset ceiling spotlights and door to the utility room, .

## DINING ROOM

Double glazed window to the rear, two radiators, wood effect flooring, inset spotlights, and upvc double glazed french doors to the conservatory.

## UTILITY ROOM

There is a stable door to the garden, matching wall and base units with inset sink unit, plumbing for washing machine, space for under counter fridge/freezer, a wall mounted gas boiler, wood effect flooring, extractor fan and a radiator.

## CONSERVATORY

Upvc double glazed window to two aspects, Upvc double glazed french doors to the rear garden and ceramic tiled flooring.



## STUDY

There is a double glazed window to the side, telephone point, inset ceiling spotlights and a radiator.

## CLOAKROOM

There is an obscure double glazed window to the side, close couple wc, pedestal basin, tiled splash back, inset ceiling spotlights, wood effect flooring and a radiator.

## FIRST FLOOR LANDING

With access to the loft, doors to all bedrooms, family bathroom and the airing cupboard.

## BEDROOM ONE

There is a double glazed window to the front, built-in wardrobes, inset ceiling spotlights, a radiator and door to the ensuite.

## ENSUITE

There is an obscure glazed window to the front, corner shower cubicle, vanity unit with wash hand basin and chrome mixer tap, low level WC, tiled splash backs, extractor fan, inset ceiling spotlights, a heated towel rail and ceramic tiled flooring.

## BEDROOM TWO

Bedroom two has a double glazed window to the front, inset ceiling spotlights and a radiator.

## BEDROOM THREE

With a double glazed window to the rear and a radiator.

## BEDROOM FOUR

Bedroom four is a small double room and has a double glazed window to the rear, built-in wardrobe and a radiator.

## FAMILY BATHROOM

The family bathroom has an obscure double glazed window to the rear, a panelled bath with chrome mixer tap, shower attachment and glazed screen, a close couple WC, vanity unit with inset wash hand basin and chrome mixer tap, tiled splash backs, extractor fan, ceramic tiled flooring, shaving socket and inset ceiling spotlights.

## EXTERIOR

### FRONT

To the front of the property is a drive providing off road parking for two cars, secure side access leading to the rear garden and garage, outside light and door to the property.

### REAR GARDEN

The enclosed rear garden has a paved patio, artificial lawn, planted borders, a wooden covered entertaining area, raised pond and an outside tap.

## DOUBLE GARAGE

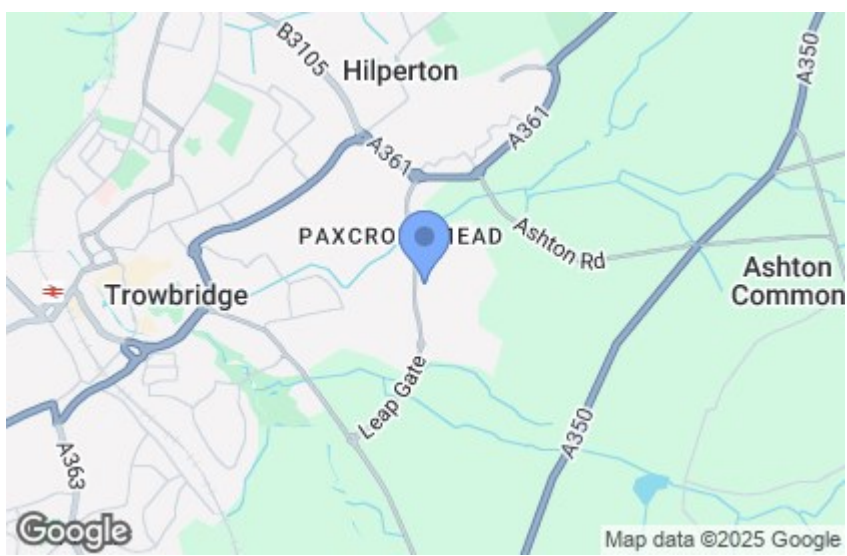
17'8" x 17'8"

The double garage has been converted into an additional reception room with two uPVC double glazed windows to the front, inset ceiling spotlights and loft space.

## ADDITIONAL INFORMATION

Council Tax Band - E

EPC TO FOLLOW

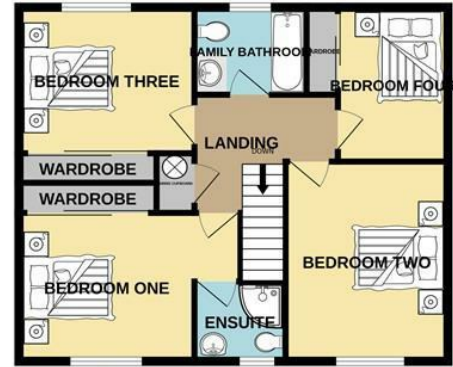






GROUND FLOOR  
1168 sq.ft. (108.6 sq.m.) approx.

1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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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