TOWN&COUNTRY
ESTATES



Corbin Road, Paxcroft Mead, Trowbridge, Wiltshire BA14 7FN

Offers Over £245,000

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

An attractive double fronted three bedroom semi-detached house, modern and well presented throughout. The accommodation comprises an entrance hall, dual aspect lounge, kitchen/dining room, useful cloakroom toilet, three double bedrooms and bathroom. Further benefits include gas central heating, uPVC double glazing, a low maintenance enclosed rear garden, garage and an allocated parking space.



ENTRANCE HALL

You enter the property through a wooden entrance door into the entrance hall, with decorative panelled walls, radiator, wooden effect flooring, stairs to the first floor and doors to the lounge, kitchen/dining room, cloakroom toilet and a handy understairs cupboard.

LOUNGE

15'1" x 9'2"

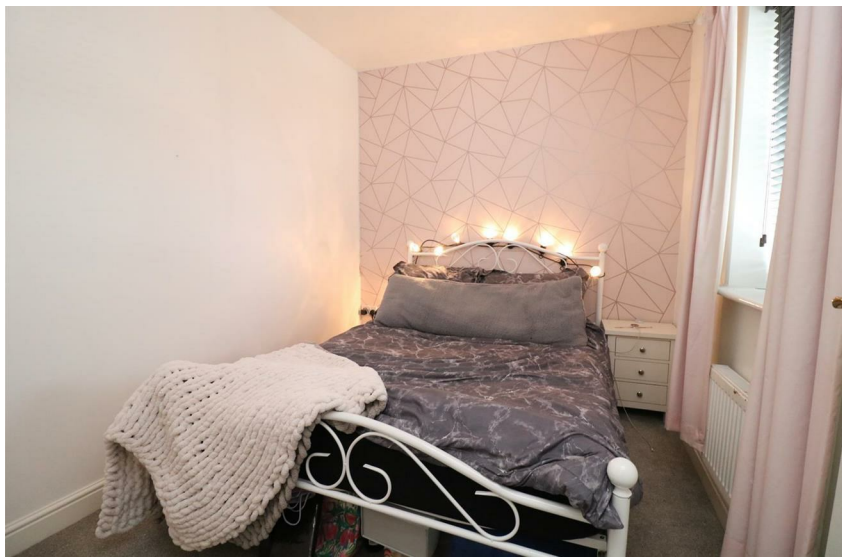
The dual aspect lounge is flooded with natural light from the uPVC double glazed window to the front and uPVC double glazed French doors to the rear garden. There is a radiator, TV point, wood effect flooring and a feature panelled wall.



KITCHEN/DINING ROOM

15'1" x 11'9" max (angled room)

This angled room offers a good size kitchen area with a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink unit with chrome mixer tap and white brick effect tiled splash backs, built-in electric fan assisted oven, inset gas hob with extractor and light over, plumbing for dishwasher, plumbing for a washing machine, space for a fridge freezer, room for a dining table and chairs, radiator, uPVC double glazed window to the front and a door opening to the rear garden. Concealed in a cupboard is a wall mounted Ideal gas boiler.



CLOAKROOM TOILET

The welcome ground floor cloakroom toilet has an obscure uPVC double glazed window to the rear, dual flush WC, corner pedestal basin with mixer tap, radiator and an extractor fan.

FIRST FLOOR LANDING
The landing has uPVC double glazed windows to the front and rear, decorative panelled walls, radiator, access to the loft and doors to all three bedrooms, the bathroom and airing cupboard.

BEDROOM ONE
12'1" mx x 7'10" (angled room)
Bedroom one has a uPVC double glazed window to the front and a radiator.

BEDROOM TWO
9'2" x 7'6"
The second bedroom has a uPVC double glazed window to the front and a radiator.

BEDROOM THREE
9'2" x 6'10"
Currently used as a dressing room, the third bedroom has a uPVC double glazed window to the rear and a radiator.

BATHROOM
The modern bathroom has an obscure uPVC double glazed window to the rear, a 'P shape' bath with mains shower, rainfall shower head, hand shower attachment and glazed screen, dual flush WC, pedestal basin with mixer tap, chrome heated towel rail, built in storge, shaving socket and attractive tiled splashbacks.

EXTERIOR

FRONT
The front of the home is laid to low maintenance slate. A path leads to the front door with outside light.

REAR GARDEN
The low maintenance, enclosed rear garden is a great place to entertain. There is a paved patio, artificial lawn, outside tap, external power socket and tap. A wooden gate opens to the side of property, leading to the garage and parking.

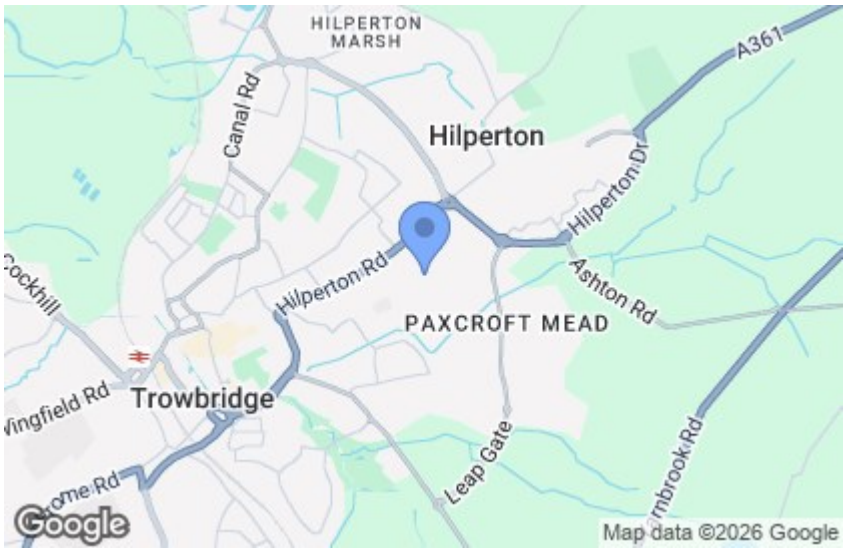
GARAGE
Located in a block to the rear of the home, the garage is on the left of the three and has an up and over door to the front.

ADDITIONAL INFORMATION
Council Tax Band - C
EPC Rating - C











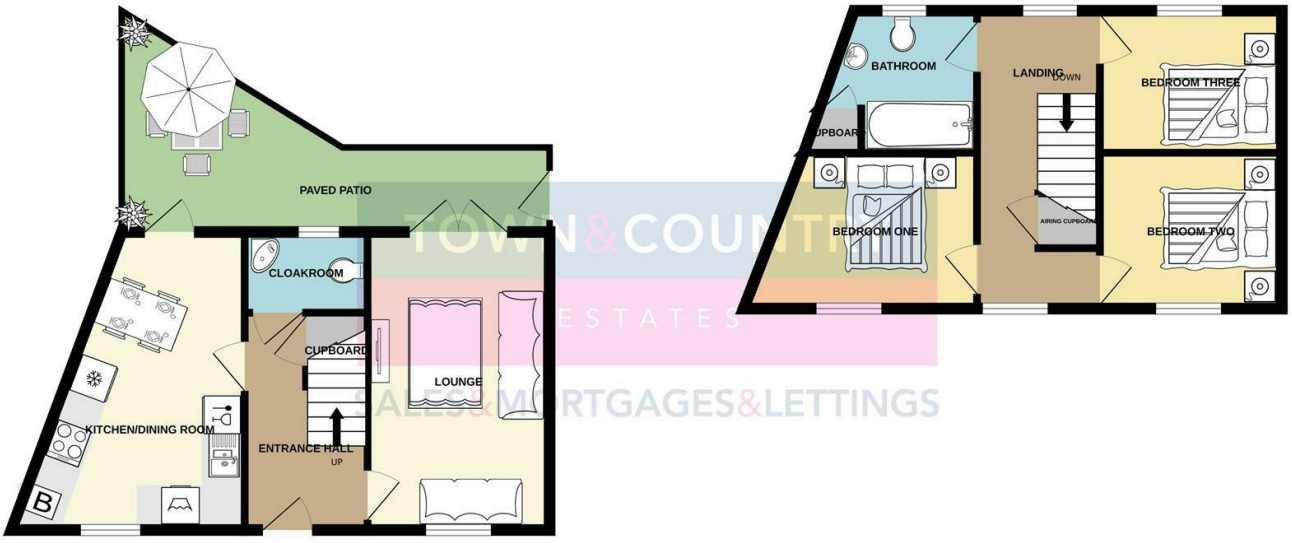

Water Dispenser





GROUND FLOOR

1ST FLOOR



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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
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 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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