

TOWN & COUNTRY
ESTATES



14 Castell Close, Paxcroft Mead, Trowbridge, Wiltshire, BA14 7UJ

£500,000

LOCATION

The property is located on the edge of Trowbridge, on the sought after Paxcroft Mead development. A family orientated area benefitting lovely walks around the local bicycle paths and numerous playing parks, sought after primary schools, a variety of shops; including a supermarket and takeaways, a popular family pub and a social club provided for the community.

DESCRIPTION

Town & Country Estates are delighted to offer for sale this executive, five bedroom detached residence, located on the edge of the sought after Paxcroft Mead development.

Situated in a desirable cul-de-sac, amongst similar sized properties, this delightful family home has much to offer both inside and out.

The home is arranged over three stories, with the ground floor accommodation comprising an entrance hall, lounge, dining room, kitchen/breakfast room, utility room and cloakroom toilet.

On the first floor, you will find the master bedroom with full ensuite bathroom, bedroom two with ensuite shower room, bedroom five/study and the family bathroom.

On the second floor, there are two further spacious bedrooms and a second family bathroom.

Further benefits of this excellent family home include gas central heating, Upvc double glazing, owned solar panels with battery back up, a detached double garage, driveway parking and a non-overlooked rear garden.

COVERED PORCH

To the front of the large property is a covered porch with outside light. A door with obscure double glazed windows to both sides leads into the entrance hall.

ENTRANCE HALL

There are stairs leading to the first floor, a built in door mat, smoke alarm, telephone point, alarm control panel, thermostat controls, coved ceiling, radiator and doors to the lounge, dining room, cloakroom, kitchen/breakfast room and under stairs storage.

LOUNGE

21'5" x 11'6"

With Upvc double glazed French doors to the garden and a Upvc double glazed window to the front this exceptionally light room benefits from a living flame gas fire with solid wood fire surround, marble inlay and hearth, two ornamental roses with lights, T.V point, telephone point and two radiators.

DINING ROOM

10'2" x 9'8"

There is a Upvc double glazed window to the front, an ornamental ceiling rose and light, radiator.

KITCHEN/BREAKFAST ROOM

14'3" INTO BAY x 10'6"

This delightful family kitchen benefits from a Upvc double glazed bay window to the rear over looking the lovely garden, a range of matching base and wall units with solid oak work surfaces, under cupboard lighting, tiled splash backs, a 1 ½ bowl inset sink unit with chrome mixer tap, a range of Bosch built in appliances including double fan assisted electric oven, gas hob with integrated extractor fan and light over, fridge freezer and Bosch dishwasher, oak flooring, halogen spotlights, T.V point, radiator and door to the utility room.

UTILITY ROOM

There is a ½ glazed door to the garden, with external canopy over. a range of matching base and wall units with solid oak work surfaces, tiled splash backs, a stone resin inset sink unit, plumbing for washing machine, space for tumble dryer, halogen spotlights, extractor fan, radiator and concealed in a cupboard is a Potteron wall mounted boiler supplying radiator heating and domestic hot water.

CLOAKROOM

There is a dual flush close couple W.C, corner pedestal wash hand basin, tiled splash backs, extractor fan and a radiator.

FIRST FLOOR LANDING

There are stairs leading to the second floor, smoke alarm, radiator, doors to the master bedroom, bedrooms two and five and family bathroom.

Concealed in a cupboard is a large Megaflow pressurised system supplying radiator heating and domestic hot water.

MASTER BEDROOM

15'6" x 10'6" MAX 8'6" MIN

This excellent master bedroom benefits from a Upvc double glazed window to the front, a range of built in bedroom furniture including two double wardrobes, one with mirrored doors, two bedside cabinets with open display units over and six cupboards over the bed. There is coved ceiling, T.V point, a central light, radiator and a door to the full ensuite bathroom.



FULL ENSUITE BATHROOM

10'7" x 5'5"

There is an obscure Upvc double glazed window to the rear, panelled bath with chrome mixer tap, with shower attachment, an enclosed shower cubicle with thermostatic mixer shower, dual flush close couple W.C, tiled splash backs, vanity unit with drawers, built in basin and chrome mixer tap, shaver socket, extractor fan, radiator and heated towel rail.

BEDROOM TWO

12'6" MAX x 11'6"

There is a Upvc double glazed window to the front, built in wardrobes including two doubles and one single, T.V point,, radiator and a door to the ensuite.

ENSUITE

There is an obscure Upvc double glazed window to the front, an enclosed shower cubicle with a thermostatic mixer shower, dual flush close couple W.C, pedestal wash hand basin with chrome mixer tap, tiled splash backs, extractor fan, shaver socket and a heated towel rail.

BEDROOM FIVE/STUDY

9'2" x 8'6"

There is a Upvc double glazed window to the rear, built in single wardrobe, laminated floor, telephone point, and a radiator.

FAMILY BATHROOM ONE

There is an obscure Upvc double glazed window to the rear, panelled bath with chrome mixer tap, there is a shower screen and a thermostatic mixer shower over the bath, dual flush close couple W.C, vanity top with built in basin and chrome mixer tap, cupboards beneath providing storage, tiled splash backs, extractor fan, shaver socket and a radiator.

SECOND FLOOR LANDING

There is access to loft space, which is partially boarded with light, there is a smoke alarm, radiator, doors to bedrooms 3, 4 and second family bathroom.

BEDROOM THREE

16'3" x 11'8"

There is a Upvc double glazed window to the front, Velux window to the rear, built in bedroom furniture including a triple wardrobe, two chests of drawers and a built in linen cupboard, spotlights, laminated floor, T.V point and radiator.

BEDROOM FOUR

16'3" x 10'9"

There is a Upvc double glazed window to the front, Velux window to the rear, spotlights, T.V point, radiator and a door leading to a large storage cupboard in the eaves.

SECOND FAMILY BATHROOM

There is an obscure Upvc double glazed window to the rear, panelled bath with chrome mixer tap, dual flush close couple W.C, vanity top with built in basin and chrome mixer tap, cupboards beneath providing storage, tiled splash backs, extractor fan, shaver socket and radiator.

EXTERIOR

DETACHED DOUBLE GARAGE

17'8" x 17'6"

There are two up and over doors to the front, a side door to the garden, an obscure Upvc double glazed window to the rear, storage in eaves, space for further white goods, power and light.

FRONT GARDEN

Located in a quiet cul de sac with similar sized properties, the property benefits from a double drive to the front, path to the front door and drive, lawn area to both sides of the path, hedge to the front and side, gate leading to the rear garden.

REAR GARDEN

This property has a larger than average south facing, well planted garden and backs onto farm land making it very quiet and non overlooked. Benefits to this stunning garden include a fantastic lawn area, patio area, raised decking area with Pergola over and outside lights, there is an outside tap, a smaller shed to the side of the property with a larger shed near the decking area.

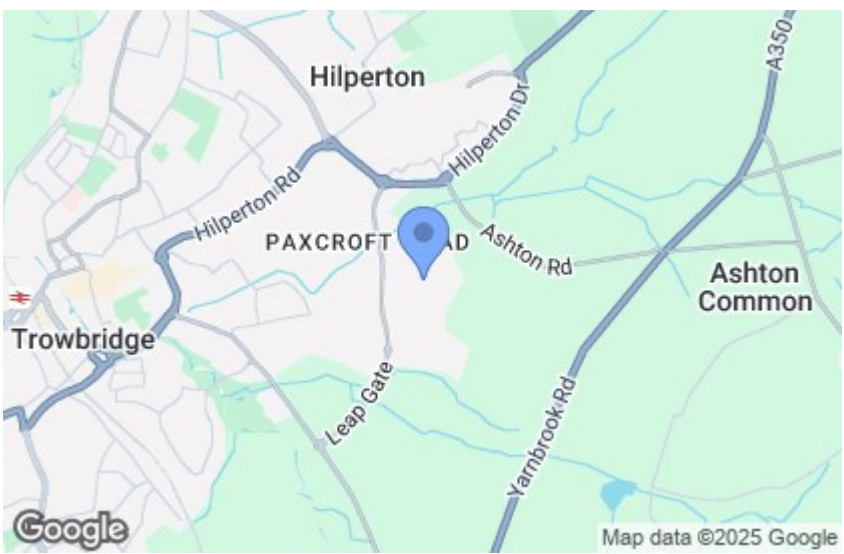
SOLAR PANELS

There are six solar panels with a 3KwH battery that is housed in the loft. The south facing panels are owned by the property.

ADDITIONAL INFORMATION

Council Tax Band - F

EPC to follow







GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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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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