



Wrights
01225 755553

Ferris Way, Hilperton, Trowbridge, Wiltshire, BA14 7GX

£329,000

This well presented four bedroom town house is situated within the popular Paxcroft Mead development on the outskirts of Trowbridge. Features include a spacious ground floor study, downstairs cloakroom, kitchen/diner with large utility cupboard, first floor lounge with Juliet balcony, en-suite to the master bedroom, a private and low maintenance enclosed rear garden, garage and driveway parking for up to three vehicles.

Situation

The property is situated within the popular Paxcroft Mead development, with many local amenities including a shopping centre and The Mead Primary School. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



Well presented four bedroom town house
Spacious ground floor study
Downstairs cloakroom
Kitchen/diner
First floor lounge with Juliet balcony
En-suite shower room

Low maintenance enclosed garden
Garage
Driveway parking for up to three vehicles
Situated within the popular Paxcroft Mead development



The property comprises

Ground Floor

Entrance Hall

With composite front door, wood laminate flooring, radiator, stairs to the first floor and PVCu double glazed window to the side.

Study 8' 10" x 9' 9" (2.69m x 2.96m)

With wood laminate flooring, radiator and PVCu double glazed window to the front.

Cloakroom

With wood laminate flooring, close coupled W.C, pedestal hand basin, radiator and extractor fan.

Kitchen/Diner 14' 6" x 13' 11" (4.42m x 4.24m) max

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, two radiators, large utility cupboard under the stairs, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

First Floor Landing

With radiator, cupboard housing hot water cylinder, stairs to the second floor and PVCu double glazed window to the side.

Lounge 14' 6" x 9' 10" (4.41m x 3.00m)

With wood laminate flooring, radiator, PVCu double glazed window to the front and Juliet balcony to front.

Bedroom 1 8' 8" x 9' 9" (2.65m x 2.97m)

With built in wardrobes, radiator and PVCu double glazed window to the rear.

En-suite

With tiled floor, a white suite comprising shower enclosure with rainfall shower, hand basin with vanity unit and W.C, tiled splash backs, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Second Floor Landing

With loft access and PVCu double glazed window to the side.

Bedroom 2 7' 9" x 11' 3" (2.36m x 3.43m)

With radiator, built in wardrobe and PVCu double glazed window to the rear.

Bedroom 3 7' 0" x 9' 10" (2.14m x 2.99m)

With radiator and PVCu double glazed window to the front.

Bedroom 4 7' 0" x 9' 10" (2.13m x 3.00m)

With radiator and PVCu double glazed window to the front.

Bathroom

With tiled floor, white suite comprising bath with mains shower, pedestal hand basin and close coupled W.C, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front and side

Path to the front door and outside light. Driveway parking for up to three vehicles in front of the garage. Gated access to the rear garden.

Garage 9' 1" x 16' 9" (2.78m x 5.11m)

With power, light, eaves storage and up and over door to the front.

To the rear

The private enclosed rear garden offers an area laid to artificial lawn, a patio seating area, an area laid to wooden decking and a raised section to the rear laid to gravel. A gate provides access to the driveway and garage.

Council tax

The property is currently in council tax band D.

Tenure

The property is sold as freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 9000 Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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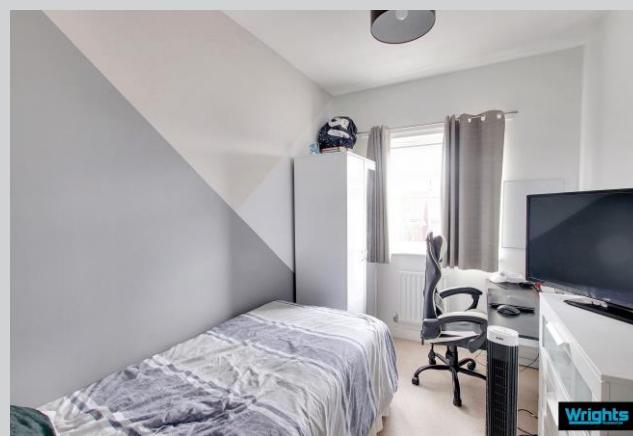
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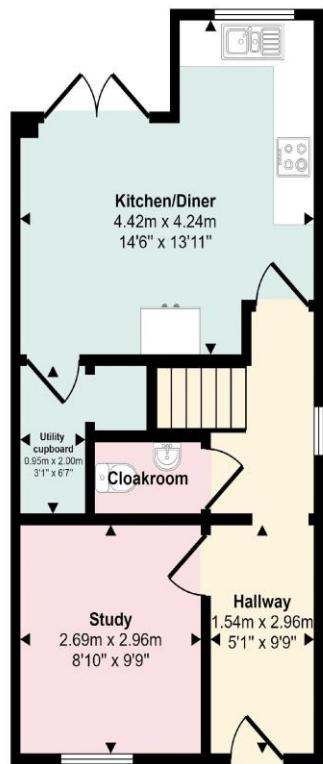


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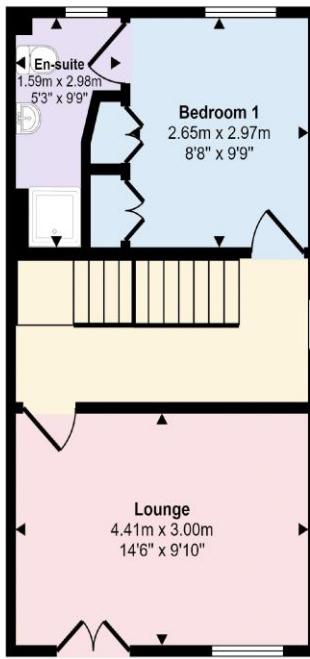
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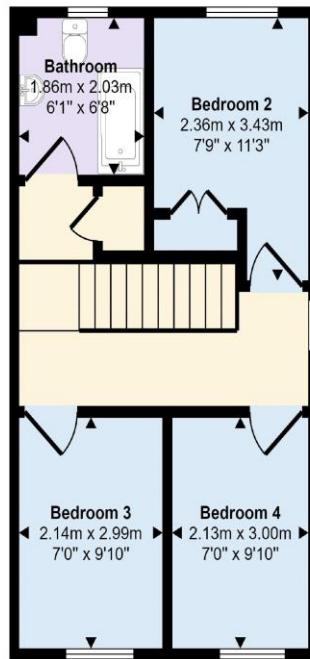
Approx Gross Internal Area
125 sq m / 1341 sq ft



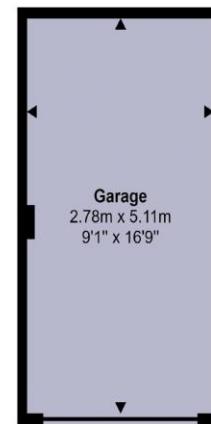
Ground Floor
Approx 39 sq m / 415 sq ft



First Floor
Approx 36 sq m / 385 sq ft

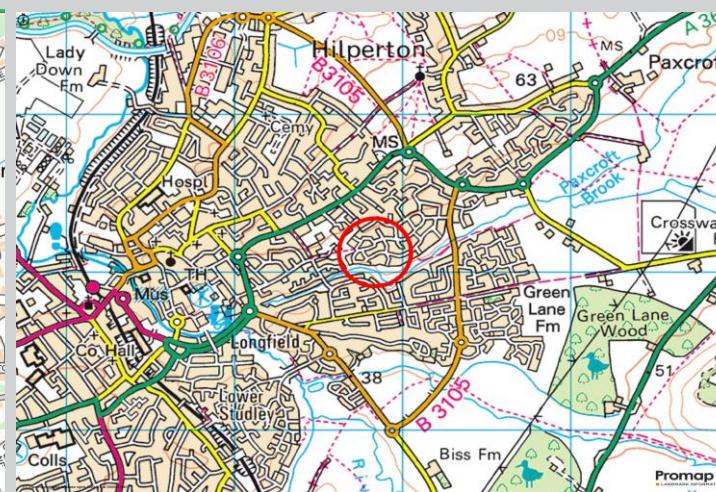


Second Floor
Approx 36 sq m / 388 sq ft



Garage
Approx 14 sq m / 153 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy. Unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included Buyer is advised to obtain verification from their Solicitor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

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