



Wrights
01225 755553

Castley Road, Hilperton, Trowbridge, Wiltshire, BA14 7RF

£425,000

This executive style four bedroom detached property is situated at the end of a desirable cul-de-sac within the Paxcroft Mead development, close to local schools and amenities. Features include three reception rooms, a spacious re-fitted Kitchen/breakfast room, downstairs W.C, en-suite to master bedroom, enclosed private garden and double garage with driveway parking in front. Sold with the benefit of no onward chain.

Situation

The property is situated at the end of a desirable cul-de-sac within the popular Paxcroft Mead development, offering 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.



Executive style four bedroom detached house

Situated within the popular Paxcroft Mead area

Three reception rooms

Refitted kitchen/breakfast room

Utility Room

Downstairs cloakroom

En-suite to master bedroom

Private enclosed rear garden

Double garage with driveway parking in front

No onward chain!



The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, coved ceiling, radiator and stairs to the first floor with a storage cupboard under.

Study

6' 5" x 7' 0" (1.96m x 2.13m)

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

Cloakroom

With wood laminate flooring, white suite comprising close coupled w.c and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the side.

Lounge

13' 8" x 14' 2" (4.17m x 4.31m)

With wood laminate flooring, coved ceiling, double panel radiator, gas fire with wooden surround and PVCu double glazed bay window to the front.

Dining Room

8' 10" x 10' 10" (2.70m x 3.31m)

With wood laminate flooring, radiator, coved ceiling and PVCu double glazed french doors to the rear.

Kitchen/Breakfast Room

8' 10" x 16' 6" (2.70m x 5.03m)

With tiled flooring, a range of eye level and base units, worktops with upstands, sink/drain unit, breakfast bar, integrated double double eye level oven and induction hob with extractor hood over, integrated dishwasher, space for American Style fridge freezer, radiator and two PVCu double glazed windows to the rear.

Utility Room

5' 7" x 7' 0" (1.70m x 2.13m)

With tiled flooring, a range of eye level and base units, worktop with splashback, sink/drain unit, space for washing machine and tumble dryer, radiator, wall mounted gas boiler and door to the side.

First Floor

Landing

With airing cupboard and loft hatch.

Master Bedroom

11' 0" x 11' 2" (3.36m x 3.41m) max

With radiator and PVCu double glazed window to the front.

En-suite

With tiled flooring, white suite comprising shower enclosure with mains rain head shower, low level w.c and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2

11' 2" x 11' 2" (3.40m x 3.41m) max

With radiator and PVCu double glazed window to the rear.

Bedroom 3

12' 9" x 9' 10" (3.88m x 3.00m)

With radiator and PVCu double glazed window to the front.

Bedroom 4

9' 11" x 8' 7" (3.02m x 2.61m) max

With radiator and PVCu double glazed window to the rear.

Bathroom

5' 7" x 7' 4" (1.71m x 2.23m)

With white suite comprising bath with shower attachment, low level w.c and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

Path to the front door with storm porch over. Driveway parking for up to three vehicles in front of the double garage.

To the rear

The enclosed garden backs onto open green space, offering a good degree of privacy to the rear. Comprises an area laid to lawn, gravelled areas, a seating area laid to decking and two patio seating areas. There is also an outside tap and a gate to the side provides access to the front of the property.

Council Tax

The property is currently in council tax band E with the rate payable for 2021/2022 being £2,526.59.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEMMA MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

2D FLOORPLAN

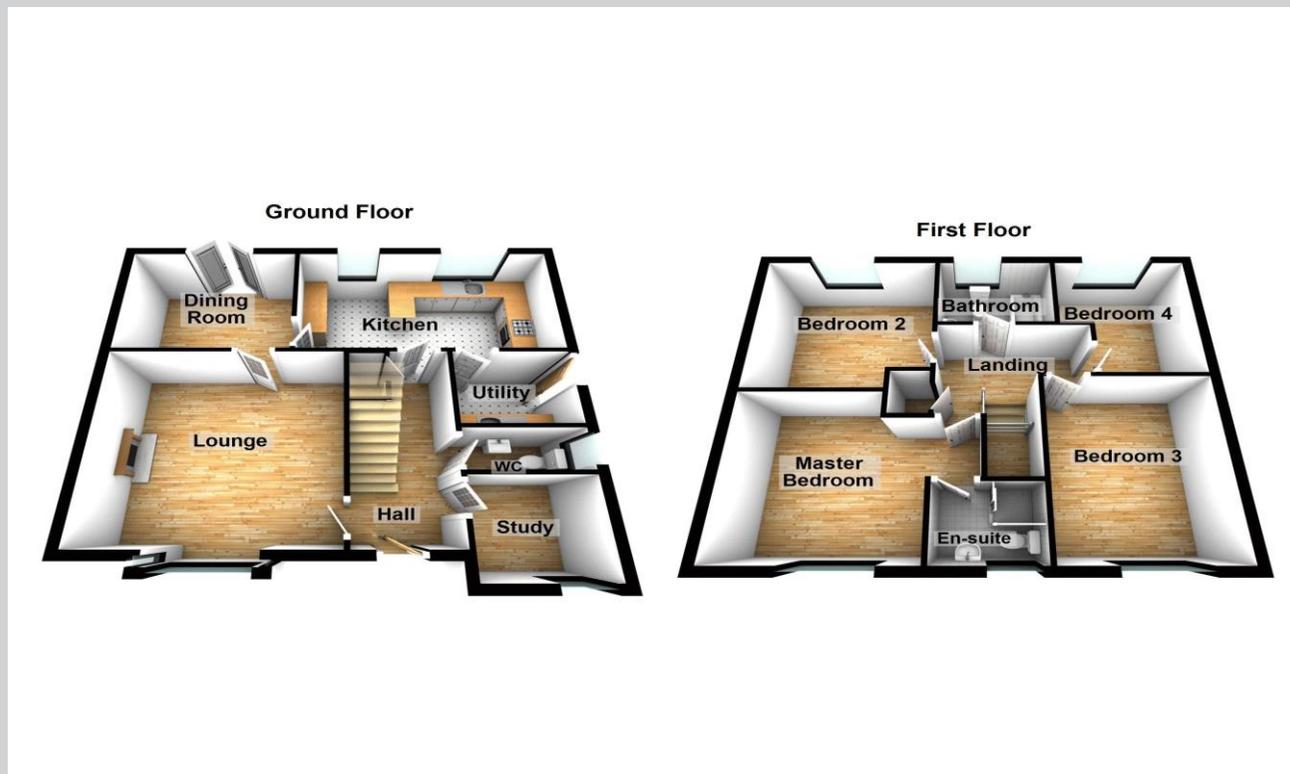
Ground Floor



First Floor



3D FLOORPLAN





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. 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 unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.