



2 Ferris Way

Hilperton Trowbridge BA14 7GX

A well-presented modern, four bedroom town house in the well regarded Paxcroft Mead development close to parkland walks, shops and primary schools; and conveniently located close to the town centre, cinema & restaurant complex, Trowbridge Park and train station. The spacious interior comprises family room, kitchen/dining room with French doors onto garden, living room with Juliet balcony, en suite shower room and family bathroom. Additional features include UPVC double glazing, gas central heating, west facing, low maintenance garden with private aspect, single garage and parking to front. Viewing is highly recommended.

Guide Price £265,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, panelled door to the front. Mat well. UPVC double glazed window to the side. Radiator. Stairs to the first floor. Smoke alarm. Panelled doors off and into:

Family Room

10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed window to the front. Two radiators. Television and telephone points. Panelled door to under stairs storage cupboard. Panelled door to the:

Kitchen/Dining Room

14'6 x 12'4 max (4.42m x 3.76m max)

UPVC double glazed window and French doors to the rear. Two radiators. Range of modern wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Cupboard housing boiler. Wood effect flooring. Panelled door to the hall.

Cloakroom

Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and w/c with push flush. Extractor fan. Vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Balustrade. Stairs to the second floor. Panelled doors off and into:

Living Room

14'6 x 10'1 (4.42m x 3.07m)

UPVC double glazed window and French doors with Juliet balcony to the front. Radiator. Television point.

Bedroom One

9'8 x 9'1 (2.95m x 2.77m)

UPVC double glazed window to the rear. Radiator. Run of built-in wardrobes. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and doors enclosing, pedestal wash hand basin and w/c with push flush. Shaving point and extractor fan. Vinyl flooring.

SECOND FLOOR

Landing

UPVC double glazed window to the side. Radiator. Balustrade. Access to loft space. Panelled doors off and into: storage cupboard.

Bedroom Two

11'5 x 8'2 max (3.48m x 2.49m max)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe.

Bedroom Three

10'1 x 7'5 (3.07m x 2.26m)

UPVC double glazed window to the front. Radiator.

Bedroom Four

10'1 x 7'3 (3.07m x 2.21m)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with

part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with push flush. Shaving point and extractor fan. Vinyl flooring.

EXTERNALLY

To The Front

Path to the entrance door with storm porch over and light. Railings enclose well stocked mixed borders with a variety of plants and shrubs. Gas and electric meters. Gated side pedestrian access.

To The Rear & Side

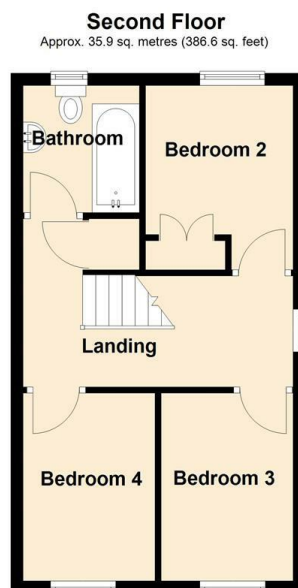
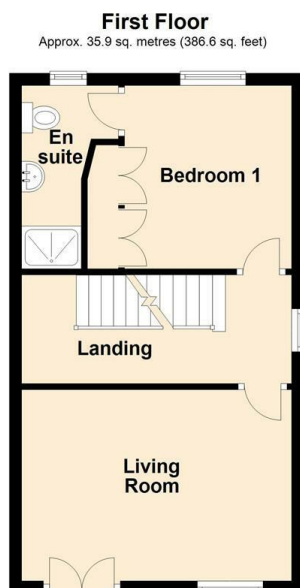
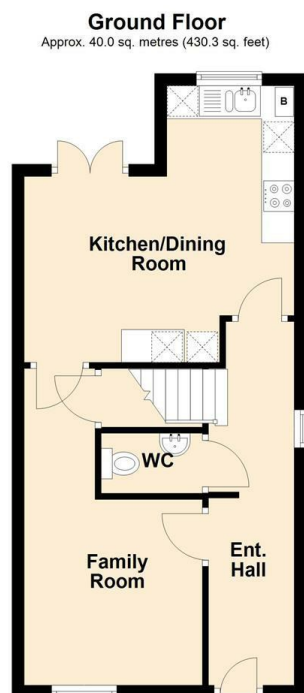
Enclosed west facing, low maintenance garden with private aspect comprising paved patio area to the immediate rear, areas laid to loose stone chippings, and a variety of plants and shrubs. Space for bins. External tap and light. Enclosed by fencing and walling with gated rear pedestrian access leading to garage and driveway.

Garage & Driveway

Located in block to the rear of the property. Up and over door to the front. Eaves storage. Driveway to the front.



Tenure **Freehold**
Council Tax Band **D**
EPC Rating **C**



Total area: approx. 111.8 sq. metres (1203.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

