



KINGSTONS

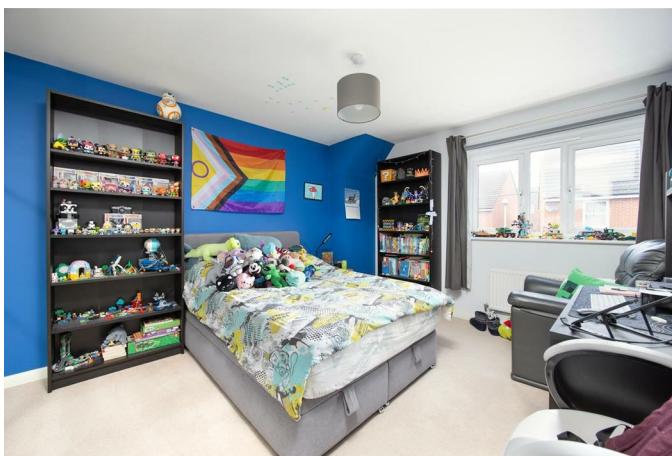


102 Ferris Way

Hilperton Trowbridge BA14 7GX

A well presented, former show home tucked away within the well regarded Paxcroft Mead development close to parkland, two primary schools, supermarket and takeaways. The well presented and spacious accommodation boasting many builder upgrades comprises tiled entrance hall, three reception rooms, open plan kitchen/dining room with granite work tops, utility room, family bathroom, en suite shower room and built-in wardrobes to all bedrooms. External features include good sized, private walled gardens with south facing aspect; garage with power and parking space in front. Viewing is highly recommended as properties within this development always prove to be extremely popular.

Offers Over £335,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed panelled door to the front. Mat-well. Radiator. Polished tiled flooring. Stairs to the first floor. Ceiling speaker. Panelled doors off and into: cloak cupboard with shelving and coat hanging space.

Cloakroom

Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin and w/c with dual push flush. Extractor fan. Polished tiled flooring.

Office

7'5" x 7'3" (2.28 x 2.21)
UPVC double glazed window to the front. Radiator. Telephone point.

Living Room

18'11" x 12'2" into bay (5.77m x 3.71m into bay)
UPVC double glazed bay window to the front. Two radiators. Television and telephone points.
Panelled door to the:

Dining/Family Room

11'2" x 8'9" (3.42 x 2.69)
UPVC double glazed French doors to the rear. Radiator. Opening to the kitchen/family room.

Kitchen Area

10'6" x 9'4" (3.22 x 2.86)
UPVC double glazed window to the rear. Radiator. Comprehensive range of modern wall and base mounted units with soft close doors and drawers, granite work surfaces and up-stands. Inset stainless steel sink unit with swan neck mixer tap and engraved drainer. Built-in stainless steel electric oven and four-ring gas hob with glass splash-back and stainless steel extractor over. Integrated dishwasher and fridge/freezer. Polished tiled flooring. Panelled door to under stairs storage cupboard. Opening to the utility.

Family/Breakfast Area
12'4" x 8'0" (3.76 x 2.46)
UPVC double glazed bay with windows and French doors to the rear. Radiator. Television point. Polished tiled flooring.

Utility Room
5'6" x 5'2" (1.68 x 1.60)
Double glazed door to the side. Radiator. Wall mounted boiler. Base mounted units with granite work surfaces and up-stands. Plumbing for washing machine. Space for dryer. Fuse box. Alarm. Ideal boiler. Polished tiled flooring. Extractor fan. Carbon monoxide alarm.

FIRST FLOOR

Landing
Radiator. Smoke alarm. Ceiling speaker. Panelled doors off and into: large airing cupboard housing pressurised hot water tank.

Bedroom One
12'8" x 11'8" (3.88 x 3.56)
UPVC double glazed windows to the front and side. Radiator. Television and telephone points. Run of built-in mirrored wardrobes with hanging rail, shelving and drawers. Panelled door to the:

En Suite Shower Room
Radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with thermostatic shower and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Wood effect flooring.

Bedroom Two
14'2" x 10'9" (4.34 x 3.28)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rail and shelving and sliding mirrored doors enclosing. Panelled door to the storage cupboard.

Bedroom Three
10'3" x 9'2" (3.14 x 2.80)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with hanging rail and shelving and sliding mirrored doors enclosing.

Bedroom Four
9'9" x 8'5" (2.98 x 2.59)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with hanging rail and shelving and sliding mirrored doors enclosing. Recess.

Family Bathroom
Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part metro tiled surrounds comprising panelled bath with mains mixer shower and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Wood effect flooring.

EXTERNALLY

To The Front
Path to the front door with storm porch over and entrance light. Areas laid to stone chippings with various plants and shrubs. Gas and electric meters. Gated side pedestrian access.

To The Rear
Enclosed south facing rear garden with private, south facing aspect comprising patio area to the immediate rear, areas laid to stone chippings and area laid to lawn. Outside tap. Enclosed by fencing and walling with gated rear pedestrian access leading to garage and driveway.

Garage & Driveway
17'0" x 8'9" (5.20 x 2.68)
Up and over door to the front. Power and lighting. Eaves storage. Driveway to the front.



A photograph of a family bathroom. It features a white panelled bath with a built-in shower unit. Above the bath is a window with a white frame. To the right is a white vanity unit with a basin and a toilet. The walls are covered in white subway tiles.



A photograph of a rear garden. It shows a brick house with a conservatory. The garden is grassy with a blue slide and a small wooden deck area. There are various plants and shrubs in the background.



A photograph of a driveway and garage area. A trampoline is set up in the grass. A grey patio umbrella stands on the paved driveway. A brick garage is visible in the background. The sky is blue with some clouds.

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



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.

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