



62a Paxcroft Cottages

Hilperton Trowbridge BA14 6JB

A spacious four DOUBLE bedroom family home boasting stunning countryside views and situated on the edge of Hilperton Village close to popular primary school, countryside walks, Trowbridge RFC, & local shops. The property boasts a south facing garden, plenty of parking, large garage and spacious living accommodation. Vacant Possession.

Offers Over £375,000





Entrance Hall

Part glazed hardwood door to the side. Double glazed windows to the front and side. Obscured glazed door to the garage/workshop. Hardwood part glazed door to the:

Inner Hall

Radiator. Stairs to the first floor. Glass panelled hardwood door to the:

Dining/Family Room

13'5" x 13'0" (4.10 x 3.97)
 Double glazed window to the front. Radiator. Feature stone fireplace with marble hearth. Wall lights, featured wall panelling and picture rail. Smoke alarm. Glass panelled door to the:

Kitchen/Dining Room

16'9" x 12'11" (5.12 x 3.96)
 Double glazed window to the rear. Radiator. Extensive range of wall, base, drawer and island unit with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Rayburn Royal stove. Built-in high level electric oven. Built-in five-ring gas hob with extractor hood over. Plumbing for dishwasher. Space for table. Tiled flooring, inset spotlights and ceiling beam. Door to under stairs storage cupboard. Part glazed stable door to the rear lobby/utility. Glass panelled door to the:

Living Room

19'2" x 13'4" (5.85 x 4.08)
 Double glazed sliding patio doors to the rear. Two radiator. Wall lights and coving.

Utility/Rear Lobby

Plumbing for washing machine. Wall and base units. Tiled flooring. Access to loft space. Obscured double glazed door to the side. Panelled door to the:

Shower Room

Obscured double glazed window to the side. Radiator. Three piece suite with tiled surrounds comprising shower cubicle with electric shower and doors enclosing, wash hand basin with cupboard under and w/c. Wood effect vinyl flooring. Built-in cupboard. Shaving light and point.



FIRST FLOOR

Landing

Smoke alarm. Access to boarded loft. Doors off and into:

Bedroom One

13'4" x 11'1" (4.08 x 3.40)

Double glazed patio doors to the front leading onto balcony with railings enclosing. Radiator. Wall light. Ceiling light and fan. Sliding door to the:

En Suite Shower Room

Double glazed window to the side. Radiator with towel rail. Three piece suite with tiled surrounds comprising shower cubicle with Mira electric shower and door enclosing, pedestal wash hand basin and w/c. Ceiling light with heater.

Bedroom Two

13'4" x 13'0" (4.07 x 3.98)

Double glazed window to the front. Radiator. Louvered double doors enclosing airing cupboard housing hot water tank and shelving. Wall lights and picture rail. Double louvered doors to walk-in cupboard with double glazed window to the front, hanging rail and shelving. Telephone point.

Bedroom Three

13'5" x 10'2" (4.09 x 3.12)

Double glazed window to the side. Double glazed sliding patio doors to the rear leading onto paved balcony enclosing by walling and railings. Radiator. Wall lights.

Bedroom Four

13'1" x 9'9" (3.99 x 2.98)

Double glazed window to the rear. Radiator. Picture rail.

Family Bathroom

Obscured double glazed window to the rear. Radiator. Three piece suite with tiled surrounds comprising panelled bath with electric shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c.

EXTERNALLY

To The Front

Entrance light. Areas laid to lawn with a variety of

established plants, trees and shrubs. Extensive driveway providing off road parking for several vehicles. Enclosed by hedgerow and fencing. Path and door to side covered passageway with window to the side and leading to the rear garden.

To The Rear

Large enclosed, well tended and established, south-east facing garden backing onto fields with views over countryside. Garden comprise of raised paved patio area to the immediate rear with steps down to additional paved patio area, area laid to gravel, large area laid to lawn and a variety of plants, trees and shrubs; and two additional paved patio areas. Garden shed. All enclosed by fencing, hedgerow and walling.

Garage/Workshop

13'5" x 12'7" (4.11 x 3.85)

Up and over door to the front. Power and lighting. Two work benches. Fuse box and electric meter. Obscured glazed door to the:

Utility Room

13'5" x 7'2" (4.10 x 2.19)

Window to the side. Wall and base mounted units. Single sink drainer unit.

AGENTS NOTE:

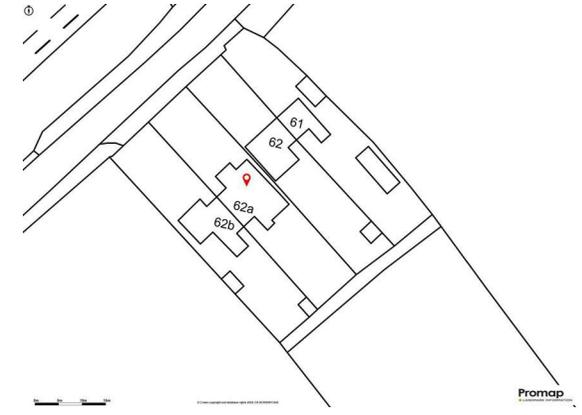
The property is not connected to mains drainage - it has a septic tank.



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



Total area: approx. 189.1 sq. metres (2035.9 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.