



3 Apsley Close

Hilpertown Trowbridge BA14 7RD

A well presented three bedroom semi-detached family home within the popular Paxcroft Mead development close to parkland walks, beautiful Green Lane woods, shops and two well regarded primary schools. Accommodation comprises entrance porch, refitted cloakroom, living room, dining room, kitchen, refitted en suite shower room and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, enclosed south-west facing rear garden with private aspect, garage and driveway providing off road parking. Early viewing highly recommended.

Guide Price £280,000





ACCOMMODATION

All measurements are approximate.

Entrance Porch

Obscured double glazed door to the front. Radiator. Vinyl flooring and coving. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Fuse box.

Living Room

16'4 x 14'9 max (4.98m x 4.5m max)
Two UPVC double glazed windows to the front. Radiator. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television point. Wood effect flooring and coving. Smoke alarm. Stairs to the first floor. Panelled door to the kitchen. Opening to the:

Dining Room

9'2 x 8'0 (2.79m x 2.44m)
UPVC double glazed French doors to the rear. Radiator. Wood effect flooring and coving.



Kitchen

9'5 x 7'9 (2.87m x 2.36m)

UPVC double glazed window to the rear. Range of wall, base and drawer 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 electric double oven and four-ring gas hob with extractor over. Plumbing for washing machine. Space for fridge/freezer and dryer. Tiled flooring. Panelled door to under stairs storage cupboard housing Baxi boiler. Obscured double glazed door to the side.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank.

Bedroom One

10'1 x 9'9 (3.07m x 2.97m)

UPVC double glazed window to the front. Radiator. Built-in triple wardrobe. Wood effect flooring. Panelled door to the:

Refitted En Suite Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and door enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl tiled flooring. Extractor fan.

Bedroom Two

9'3 x 9'1 (2.82m x 2.77m)

UPVC double glazed window to the rear. Radiator. Wood effect flooring.

Bedroom Three

8'7 x 6'5 max (2.62m x 1.96m max)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance lights. Areas laid to lawn with shrubs. Tandem driveway providing off road parking.

To The Rear

Enclosed south-west facing rear garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, additional patio area and a variety of plants, trees and shrubs. Outside tap and light.

Garage

16'7 x 8'0 (5.05m x 2.44m)

Up and over door to the front. Power and lighting. Eaves storage. Obscured glazed door to the side.



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



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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.