

FERRIS WAY, HILPERTON, TROWBRIDGE, BA14 7GX

£325,000 Freehold

This is a beautifully presented four bedroom end of terrace townhouse and is ideally situated within the popular Paxcroft Mead development in Hilpertont.



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This is a lovely four bedroom home and is situated within the popular Paxcroft Mead development in Hilperton. This spacious property would suit a variety of purchasers, including first time buyers, those downsizing and a growing family.

Features include the addition of a ground floor study, downstairs cloakroom, kitchen/dining room with large utility cupboard and PVCu French doors to the garden. The kitchen benefits from an integrated eye level double oven, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher.

The first floor provides an inviting and homely lounge complete with Juliet balcony. The master bedroom also accommodates this floor and has its own en-suite shower room and double built in wardrobes.

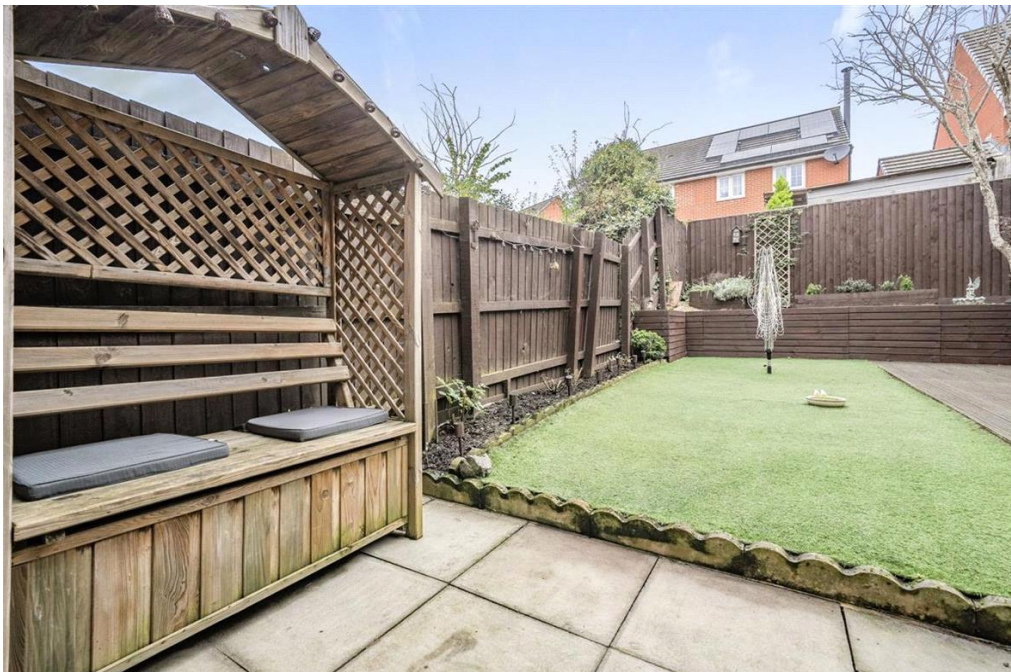
On the second floor there are a further three bedrooms. The second bedroom offering built in wardrobes, whilst there are two further equally proportioned bedrooms. The family bathroom also serves this floor.

There is a private and low maintenance enclosed rear garden with gated access to the driveway and garage. The long driveway benefits for parking for up to three vehicles.

Well located close to walks and the beautiful Green Lane woods, along with a variety of further green spaces and play areas. Also situated close by are three local primary schools and two convenience stores along with the community centre and amenities.

The property is close to the town centre of Trowbridge with a good selection of nearby supermarkets and conveniences.

The rail station is on the Wessex Main Line rail link with routes to Bath, Bristol, Cardiff, Waterloo and the south coast.



- Beautifully Presented Home
- Study/Playroom
- Kitchen/Dining Room
- Lounge with Juliet Balcony
- Master Bedroom with En-Suite Shower Room

- Four Bedrooms
- New Boiler
- Garage
- Driveway

Entrance Hall

Study
9'10" x 8'11"

Cloakroom

Kitchen/Dining Room
14'7" x 12'3"

Lounge
14'6" x 10'1"

Master Bedroom
9'10" x 9'0"

En-suite Shower Room

Bedroom 2
11'6" x 7'10"

Bedroom 3
10'1" x 7'1"

Bedroom 4
10'1" x 7'2"

Family Bathroom

Rear Garden

Garage

Driveway


Ferris Way, Trowbridge, BA14

Approximate Area = 1225 sq ft / 113.8 sq m
Garage = 157 sq ft / 14.6 sq m
Total = 1382 sq ft / 128.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichroom 2024. Produced for Paxtons Estate Agents. REF: 1210473

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	76	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: D
(Wiltshire Council)
Tenure: Freehold

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

Paxtons Estate Agents
15 Hackett Place, Paxcroft Mead,
Trowbridge, Wiltshire BA14 7GW
Phone: 01225 777696

Email: enquiries@paxtonsresidential.co.uk
Web: paxtonsresidential.co.uk

VAT registration number - 245 9691 64
Company Registration: 8776482

