



FERRIS WAY, HILPERTON, TROWBRIDGE

£285,000 Freehold

Located on the popular Paxcroft Mead development this beautifully presented three bedroom semi detached family home is being offered with no onward chain.



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This three bedroom semi detached family home on the popular development of Paxcroft Mead is a lovely property and a popular design.

The property is well presented throughout and currently comprises of an entrance hall, cloakroom, kitchen/breakfast room, and a spacious lounge/dining room, which features patio doors opening on to the garden.

On the first floor, there are two generously sized bedrooms and a family bathroom.

The spacious master bedroom is located on the second floor, offering excellent accommodation with striking vaulted ceilings that create a grand and light filled space. The master suite also benefits from desirable ensuite facilities.

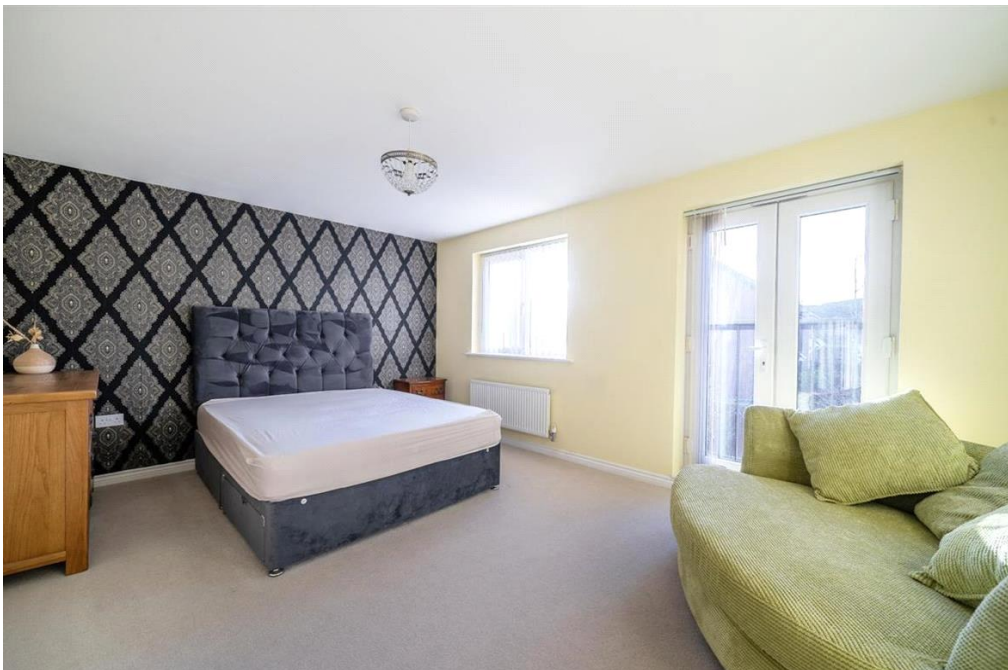
To the rear there is a West facing enclosed garden, along with a single garage and additional parking space.

The property is well located offering easy access to a nearby children's play area and being within close proximity to local paths and walking routes that lead through to Trowbridge.

Ferris Way is also conveniently located near three local primary schools, two convenience stores, a community centre and public house.

Additionally the property is just a short distance from the main town centre and railway station, with links to Bath, Bristol, the South Coast and London.





- No Onward Chain
- Beautifully Presented Home
- Three Bedrooms
- Master Bedroom with Vaulted Ceiling
- En-suite Shower Room

- Kitchen/Breakfast Room
- Lounge/Dining Room
- West Facing Rear Garden
- Single Detached Garage to Rear of Garden

Entrance Hall

Kitchen/Breakfast Room
11'4" x 10'0"

Cloakroom

Lounge
15'8" x 12'2"

Bedroom 2
16'1" x 12'6"

Bedroom 3
9'7" x 8'5"

Family Bathroom

Master Bedroom
23'5" x 15'9"

En-suite Shower Room

Rear Garden

Garage
17'1" x 9'4"

Ferris Way, BA14

Approximate Area = 1177 sq ft / 109.3 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 1205 sq ft / 111.9 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichroom 2021. Produced for Paxtons Estate Agents. REF: 1231129

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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
 Parking options:
 Driveway, Garage
 Garden details: Enclosed
 Garden, Rear Garden
 Electricity supply: Mains
 Heating: Gas Mains
 Water supply: Mains
 Sewerage: Mains
 Broadband: FTTP

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

