



## HEEKS CRESCENT, HILPERTON, TROWBRIDGE

£295,000 Freehold **SSTC**

A beautifully presented semi detached family home, arranged over three floors, on the established and sought after development of Paxcroft Mead.



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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 an enclosed garden, along with a single garage and additional parking space.

The property is located towards the end of Heeks Crescent, 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.

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

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





- Excellent Order Throughout
- Close to Town Centre
- Close to shops and schools
- Three Double Bedrooms

- En Suite Shower Room
- Single Detached Garage to Rear of Garden
- Allocated Parking

Entrance Hall

Cloakroom

Kitchen/Breakfast Room  
11'2" x 9'11"

Lounge/Dining Room  
15'8" x 12'1"

Bedroom 2  
15'8" x 11'1"

Bedroom 3  
9'6" x 8'5"

Family Bathroom

Master Bedroom  
15'9" x 15'5"

En-suite Shower Room

Rear Garden

Single Garage  
17'6" x 8'7"

Allocated Parking

## Heeks Crescent, Hilperton, Trowbridge, BA14

Approximate Area = 1128 sq ft / 104.7 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1310 sq ft / 121.7 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). Produced for Paxtons Estate Agents. REF: 1236554. © rickrobin 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

### 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.

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