



FERRIS WAY, HILPERTON, TROWBRIDGE

£325,000 Freehold

Located on the popular Paxcroft Mead Development, this three storey four bedroom end of terrace home offers great accommodation throughout.



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Situated on the edge of this popular development, this lovely family home provides excellent accommodation which includes four double bedrooms. The property is located at the end of a row of terraced properties with the benefit of a garage and driveway next to the property. This is a rare benefit.

The ground floor accommodation provides a kitchen/breakfast room with a front aspect, and has ample storage units with room for breakfasting facilities. The lounge/dining room is of an excellent size and is beautifully bright with a lovely view and access to the garden.

On the first floor, you'll find three generously sized bedrooms, along with a well-appointed family bathroom, all presented in excellent condition and ready for you to personalize.

The master bedroom, located on the second floor, is a standout feature of this home. It spans the entire floor and includes an additional versatile room, perfect for use as a dressing room, home office, or nursery. This spacious master suite also boasts an en-suite shower room for added convenience and comfort.

The property features a generously sized, recently landscaped garden, providing a lovely outdoor space. Additionally, there is a garage, which can be accessed directly from the garden through a personal door, offering added convenience.

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





- Excellent Order Throughout
- Four Double Bedrooms
- Master Bedrooms with Dressing Room and En-Suite Shower Room
- Kitchen/Breakfast Room

- Lounge/Dining Room
- Rear Garden
- Garage
- Driveway

Entrance Hall

Cloakroom

Kitchen/Breakfast Room
12'4" x 10'3"

Lounge/Dining Room
17'11" x 15'0"

Master Bedroom
20'9" x 18'5"

Dressing Room
8'10" x 7'0"

En-suite Shower Room

Bedroom 2
16'8" x 10'11"

Bedroom 3
12'6" x 10'7"

Bedroom 4
11'3" x 7'8"

Family Bathroom

Rear Garden

Garage
17'3" x 8'7"

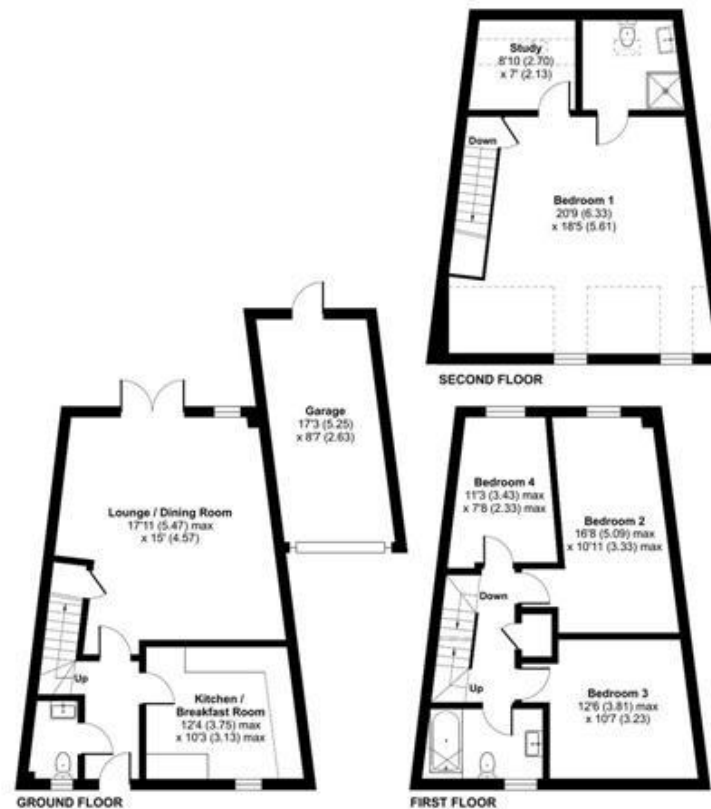
Driveway

Ferris Way, Hilperton, Trowbridge, BA14



Denotes restricted
head height

Approximate Area = 1375 sq ft / 127.7 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1631 sq ft / 151.4 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). © nrdhcom 2021. Produced for Paxtons Estate Agents. REF: 1240585

| 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

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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