



MOYLE PARK, HILPERTON, TROWBRIDGE

£335,000 Freehold

This is a property that must be seen - being immaculately presented and in the popular area of Moyle Park this home offers great accommodation throughout.



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A superb family home in a desirable location

This stunning family home, located in the the popular Paxcroft Mead Development has been beautifully updated by the current owners and is in excellent, walk-in condition. With versatile accommodation throughout, this property offers a perfect blend of comfort and modern living.

The spacious, updated kitchen/dining room provides ample room for both cooking, dining and storage, with plenty of space for a large dining table. The owners have thoughtfully added extra tall storage to accommodate an American-style fridge freezer.

At the front of the property, you'll find an additional reception room currently used as a gym but offering flexibility for use as an office, playroom, or even a fourth bedroom. A convenient cloakroom completes the downstairs layout.

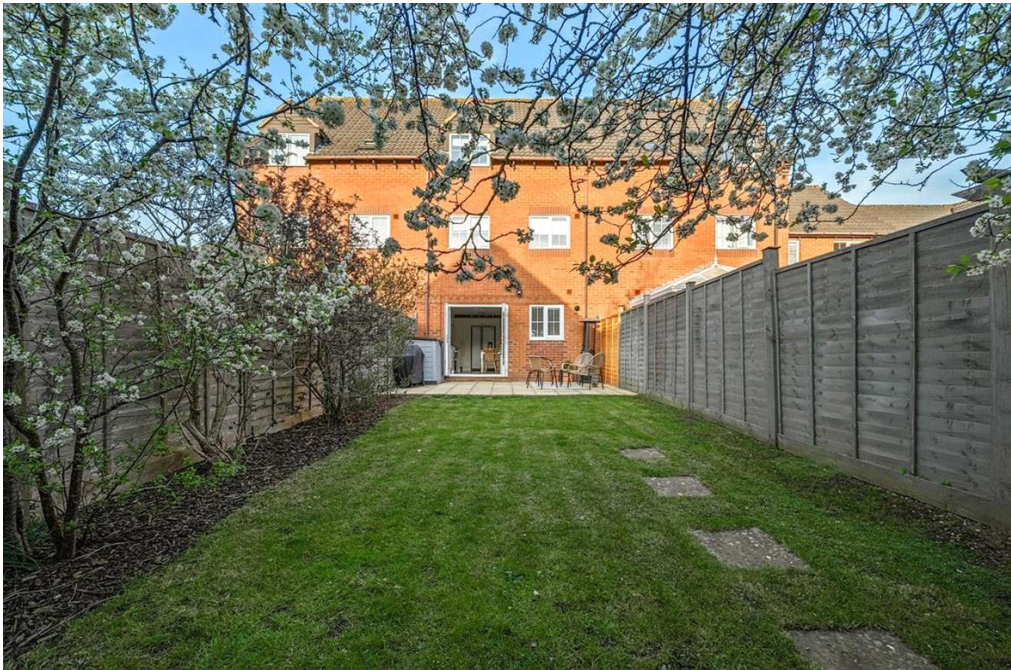
The first floor features a third bedroom, the main family bathroom, and a delightful lounge positioned at the front of the property.

On the second floor, you'll find the generously-sized master bedroom with an en suite, along with a second bedroom, also boasting en suite facilities. All three bedrooms benefit from built-in storage, with each room presented to an exceptional standard.

The kitchen opens out onto a west-facing garden, predominantly laid to lawn, with attractive borders and a patio area perfect for outdoor dining. Beautiful shrubs and blossoms add to the charm of the space. Additionally, the property includes a garage located at the end of the terrace, along with parking for two cars.

Conveniently located close to the scenic Green Lane woods and a range of additional green spaces and play areas, Moyle Park is also within easy reach of two local primary schools.

For added convenience, the property is near two local convenience stores, a community centre, a chemist, hairdressers, and a public house.



- Beautifully Presented Home
- West Facing Rear Garden
- Kitchen/Dining Room
- Two Reception Rooms

- Three Double Bedrooms
- Two En-Suite Shower Rooms
- Garage/Parking

Porch

Entrance Hall

Cloakroom

Family Room/Play Room/Bedroom
12'0" x 9'6"

Kitchen/Dining Room
15'11" x 15'11"

Lounge
15'11" x 12'10"

Bedroom 3
15'1" x 8'7"

Family Bathroom

Master Bedroom
15'11" x 13'0"

En-suite Shower Room

Bedroom 2
14'4" x 8'8"

En-suite Shower Room

Rear Garden

Garage
16'7" x 8'6"

Parking for two vehicles

Moyle Park, Hilperton, Trowbridge, BA14

Approximate Area = 1265 sq ft / 117.5 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 1471 sq ft / 136.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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.

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

