



ORPINGTON WAY, TROWBRIDGE, BA14 7UL

£399,950 Freehold **SSTC**

NO ONWARD CHAIN - An excellent opportunity to purchase an attractive and spacious five bedroom detached family home.



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NO ONWARD CHAIN / IMMEDIATE VACANT POSSESSION

Situated in the sought after area of Paxcroft Mead, this beautifully presented and generously proportioned five bedroom detached home offers an ideal setting for family living. Combining space, style, and functionality, this popular style of property is bright, airy, and ready to move into.

The ground floor features a spacious lounge that seamlessly flows into the dining room, perfect for entertaining and offering direct access to the rear garden. A well maintained, separate kitchen is complemented by a handy utility room, while the front facing study, complete with a charming bay window, makes for a perfect home office or quiet retreat.

Upstairs, you'll find five well appointed bedrooms, including three doubles and two singles. The master bedroom benefits from its own en suite, and a modern family bathroom serves the remaining rooms.

Additional features include a convenient downstairs cloakroom, a detached garage with lighting and power, and a long private driveway. The rear garden is an excellent size, laid mainly to lawn with a low maintenance design and a welcoming patio area.

Paxcroft Mead development is a quiet, friendly, family orientated area with its lovely walks, play parks and greenspaces to enjoy, as well as a lovely place to live. There are footpaths to the popular Primary Schools, a variety of shops including a supermarket, family pub and a social club.

Close by is the ancient woodland of Green Lane Wood, a Wiltshire Wildlife Trust nature reserve and County Wildlife Site home to rare Bechstein's bats among many other species. Green Lane Wood and neighbouring Biss Wood host one of only five known breeding colonies of Bechstein's bats in the UK



- Driveway
- No Onward Chain
- Sough after residential area
- Five Bedroom Detached Home

- Built in wardrobes to all bedrooms
- Three Reception Rooms
- Utility Room
- Detached Single Garage

Entrance Hall

Cloakroom

Lounge

14'6" x 12'0"

Dining Room

17'6" x 11'9"

Study

11'6" x 8'0"

Kitchen

14'5" x 7'4"

Utility Room

8'0" x 5'1"

Master Bedroom

15'4" x 11'2"

En-suite Shower Room

Bedroom 2

14'6" x 11'11"

Bedroom 3

11'0" x 8'1"

Bedroom 4

8'9" x 8'5"

Bedroom 5

8'8" x 6'2"

Family Bathroom

Single Garage

Orpington Way, Hilperton, Trowbridge, BA14

Approximate Area = 1576 sq ft / 146.4 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1769 sq ft / 164.3 sq m
 For identification only - Not to scale

Denotes restricted
head height



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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdworn 2021. Produced for Paxtons Estate Agents. REF: 1260587

Council Tax Band: F
 (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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