

Sold

4 BEDROOM TOWN HOUSE | FERRIS WAY, BA14 | £335,000

DESCRIPTION

A beautifully presented four-bedroom townhouse well positioned in the ever-popular Paxcroft Mead development. Within easy walking distance to the highly regarded Mead and Paxcroft primary schools, parkland walks and open countryside. This spacious family home is arranged over three floors offering four bedrooms with en-suite facilities to the master, a smartly appointed bathroom, spacious living room, a versatile reception room currently utilised as a study and a wonderful open plan kitchen. There's ample off-road parking comprising a driveway and good sized garage, and an easy to maintain private garden to the rear. No onward chain!

Ideally situated to the East of Trowbridge town centre this lovely property is well placed to take advantage of a good range of local amenities and through routes. Paxcroft Primary School (Rated as Good by OFSTED) is within a short level walk whilst local shops, leisure facilities and play parks found nearby make this a wonderful family home.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: D
EPC Rating: C
All mains services connected



KEY FEATURES

- Spacious four bedroom townhouse
- Study / snug / dining room
- Master bedroom with beautiful en-suite
- Delightful fully enclosed rear garden
- Good sized single garage
- Desirable location
- Open plan kitchen with French doors
- Family bathroom
- Off road parking
- Offered with no onward chain





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

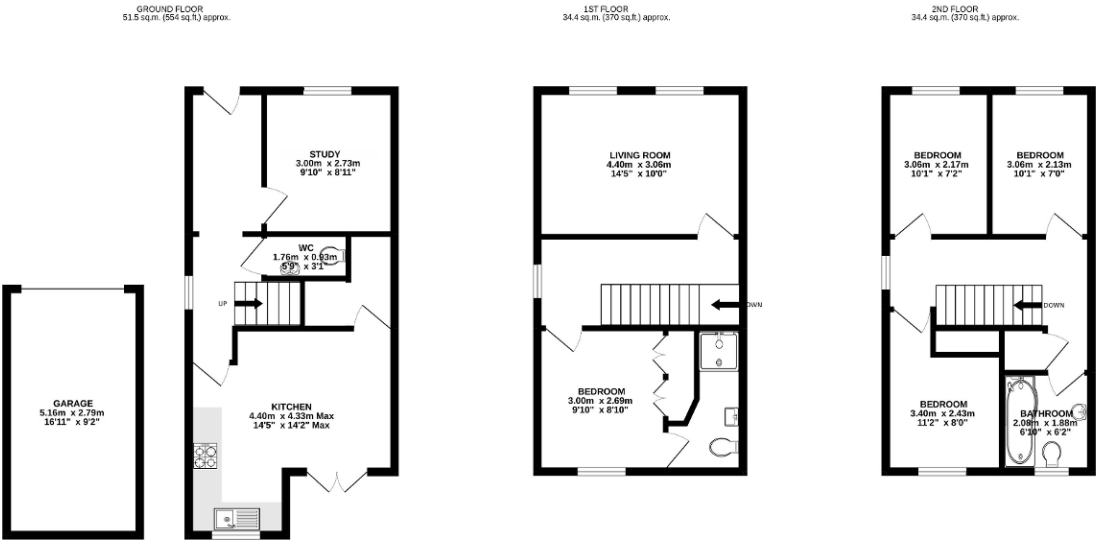
DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

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TOTAL FLOOR AREA : 120.3 sq.m. (1295 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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