



4 BEDROOM SEMI-DETACHED | PIPISTRELLE CRESCENT, BA14 | GUIDE PRICE £290,000



## DESCRIPTION

This three-story family home offers ample space for any family and located in a fantastic position.

Stepping through the front door, you'll find an entrance hall that leads to a contemporary-style kitchen with ample storage and worktop space. There's also a downstairs toilet and a spacious 16-foot sitting/dining room with French doors that open to the rear garden.

The first floor features two bright and spacious double bedrooms that share a 'Jack & Jill' shower room and toilet.

The top floor has two more double bedrooms with excellent views and a family bathroom.

Outside, to the front, is a gated entrance that leads to a small garden that enjoys plenty of morning sunlight.

To the rear, there's a fully enclosed and easy-to-maintain patioed garden, perfect for entertaining guests. Additionally, there's a larger-than-average garage across the way, along with a parking space for one car.

Overall, this is a great family home that's well-positioned in this desirable development.

Ideally situated in the highly regarded Paxcroft Mead development on the Eastern fringes of Trowbridge, this lovely family home is ideally positioned to take advantage of an excellent range of local amenities. The highly regarded Castle Mead Primary School (Ofsted: Good)

The county town of Trowbridge, which offers a diverse range of retail outlets, numerous amenities and is currently undergoing impressive improvements. It features a multi-screen cinema complex in St Stephen's Place, along with a selection of restaurants. Biss Meadow Country Park, with its tree-lined paths





and river walks, is also nearby. Additionally, the railway station provides convenient access to Bradford on Avon, nearby cities Bath and Bristol, and London.

The town is also home to a variety of historic buildings and beautiful walks, including the Kennet and Avon Canal and Southwick Country Park. The world heritage city of Bath, approximately 10 miles away, offers a comprehensive selection of retail stores and the renowned Theatre Royal.

The A350 passes the town's fringe, leading to the M4 via Chippenham and the A303 and A36 to the south.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band:  
EPC Rating: C  
All mains services connected.  
Gas fired central heating.

Ground rent & service charge: Approx. £352.00 per annum

## KEY FEATURES

- Semi-detached family home
- Four double bedrooms
- Kitchen
- Jack & Jill shower room
- Easy to maintain fully enclosed garden
- Arranged over three floors
- Downstairs cloakroom
- 16 ft Sitting/dining room
- Family bathroom
- Off road parking for one plus garage







ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

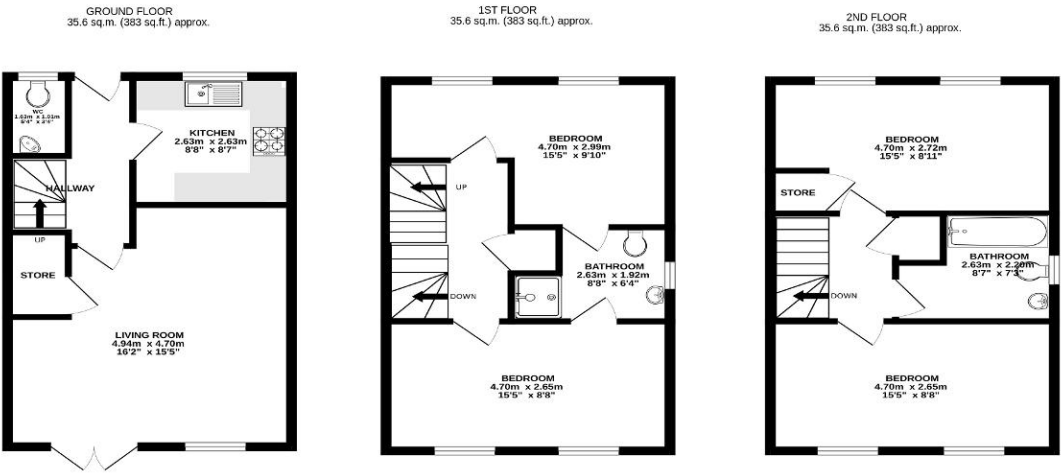
DISCLAIMER

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 : 106.7 sq.m. (1149 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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