



4 BEDROOM DETACHED | PIPISTRELLE CRESCENT, BA14 | GUIDE PRICE £380,000



## DESCRIPTION

This substantial four bedroom family home has been beautifully updated by the current owners who have owned this Charles Church from new.

Through the front door there is a spacious entrance hall providing access to a highly desirable 22ft kitchen/dining room, 22ft double aspect sitting room with wood burning stove and a gorgeous downstairs cloakroom.

Upstairs and off the galleried landing there are four double bedrooms with a stylish Master en-suite and a desirable family bathroom.

Outside and to the rear is a sunny, fully enclosed rear garden which has been cleverly landscaped, perfect for alfresco dining and entertaining guests with these spring and summer months to come.

There is a fully enclosed walled and well established wrap around front garden providing plenty of privacy which is quite rare for a property of this age and a single garage with off road parking to the rear.

All in all' a highly desirable property that you could just move in to without lifting a finger.

Ideally situated in the highly regarded Paxcroft Mead development on the Eastern fringes of Trowbridge, this incredible family home is ideally positioned to take advantage of an excellent range of local amenities. The highly regarded Castle Mead Primary School (Ofsted: Good) is very close and access to through routes and Trowbridge Railway Station (2.5 miles) is also superb.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: B

All mains services connected.

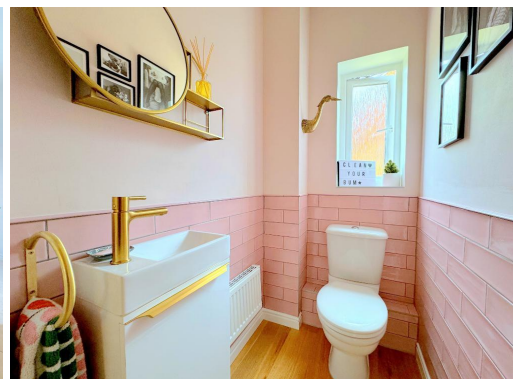
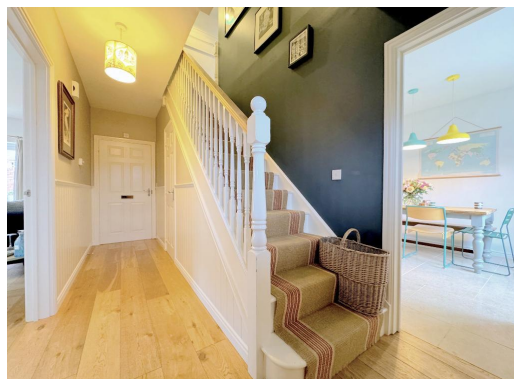
Gas fired central heating.





## KEY FEATURES

- Substantial detached family home
- Fabulous Oak flooring throughout
- 22ft sitting room with wood burner
- Stylish ensuite
- Fully enclosed landscaped rear garden
- Immaculately presented and updated
- 22ft Kitchen/dining room
- Four double bedrooms
- Contemporary family bathroom
- Single garage







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

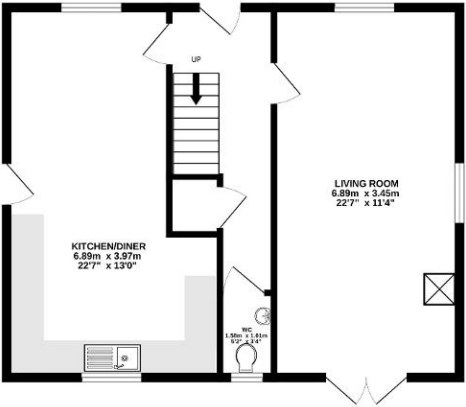
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

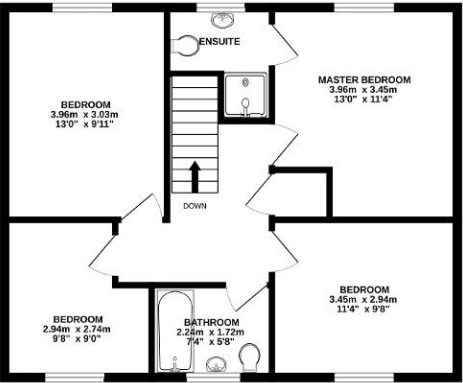
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GROUND FLOOR  
58.1 sq.m. (626 sq.ft.) approx.



1ST FLOOR  
58.1 sq.m. (626 sq.ft.) approx.



TOTAL FLOOR AREA: 116.3 sq.m. (1251 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 misstatement. 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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