



DAVIES
& DAVIES

16 NEWHURST PARK,
PAXCROFT MEAD, BA14 7QW

£230,000

- BEAUTIFULLY PRESENTED
- GENEROUS LIVING ROOM
- LARGE CONSERVATORY
- CUL DE SAC POSITION
- OFF STREET PARKING
- ENCLOSED GARDEN
- EPC: D

This beautifully presented three bedroom home is positioned in a small cul de sac a short distance from the local school and shops. The spacious living room opens to an impressive conservatory providing lots of entertaining space. Externally you find an enclosed garden and off street parking.

Stepping through the front door you arrive in the entrance hall which has stylish grey laminate flooring and doors to the kitchen, cloakroom and lounge. The kitchen has a range of fitted wall and floor units whilst the spacious living room is a wonderful space to relax in front of the telly. The living room leads on to a large conservatory which features a glass roof and a pleasing view of the garden. Heading upstairs you find two double bedrooms, a further single bedroom and the bathroom. The main bedroom has a built in wardrobe and a window overlooking the garden.

Externally you find a front garden which is laid to lawn along with driveway parking for two cars. The rear garden is a very reasonable size which is mostly laid to lawn with a patio area.

DIRECTIONS

Leaving Trowbridge along Hilperton Road (A361), take the third exit at the roundabout onto Hilperton Drive. At the next roundabout take the first exit into Newhurst Park. At the T-junction turn right and then right again where the property will be found on the right hand side.

COUNCIL TAX C* - £1,619.48 (from April 2020). For further information please contact Wiltshire Council on 0300 456 0109. *Properties altered/extended since 1st April 1993 could be subject to review.



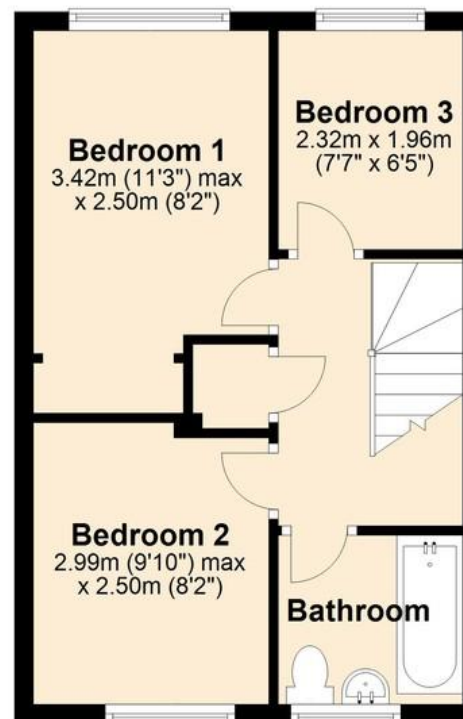
Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

Note: The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

