



171 Moyle Park

Hilpertown Trowbridge BA14 7UE

A spacious, double fronted house, circa 1000sqft, situated within the well regarded Paxcroft Mead development close to shops, primary schools, pub, parkland walks and Green Lane woods. This ideal first time buy offers modern accommodation comprising dual aspect living room and kitchen/dining room with patio doors onto gardens, cloakroom, three good sized bedrooms, en-suite shower room and family bathroom. Additional features include UPVC double glazing, gas central heating, plenty of storage, enclosed gardens with patio and two parking spaces. Viewing is highly recommended.

Offers Over £255,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed panelled door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboard under. Telephone point. Wood effect flooring. Smoke alarm. Panelled doors off and into: additional storage cupboard.

Living Room

17'9 x 10'2 (5.41m x 3.1m)

UPVC double glazed window to the front. Two radiators. Television point. UPVC double glazed French doors to the rear.

Kitchen/Dining Room

16'3 x 9'6 (4.95m x 2.9m)

UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with wood effect rolled top work surfaces and upstands. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher. Washing machine and fridge/freezer included (purchased in 2025). Enclosed boiler. Space for table. Tiled effect flooring. Television point. UPVC double glazed French doors to the rear.



Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with push flush. Extractor fan. Fuse box. Wood effect flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard.

Bedroom One

11'4 x 8'8 (3.45m x 2.64m)
UPVC double glazed window to the rear. Radiator. Television and telephone points. Hive heating app included (installed 2025). Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with mains shower and sliding doors enclosing; pedestal wash hand basin and w/c with push flush. Shaving point and extractor fan. Tiled effect flooring and inset ceiling spotlights.

Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)
UPVC double glazed window to the front. Radiator. Television point.

Bedroom Three

11'5 x 9'4 max (3.48m x 2.84m max)
UPVC double glazed window to the front. Radiator. Panelled door to storage cupboard.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with push flush. Shaving point and extractor fan. Wood effect flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

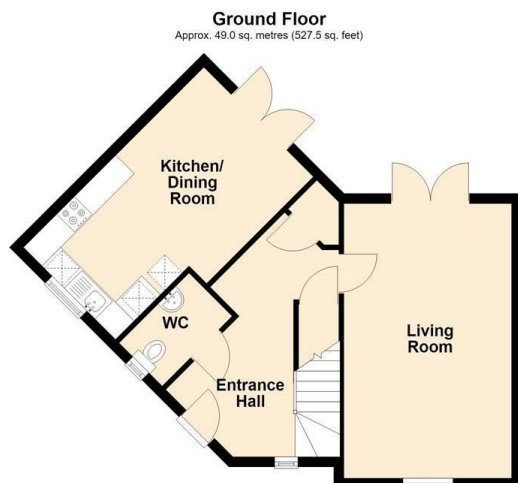
Storm porch over the front door with entrance light. Area laid to lawn. Two block paved parking spaces to the immediate front. Gas and electric meters.

To The Rear

Enclosed rear garden comprising paved patio areas to the immediate rear, area laid to lawn and gravel area. Outside tap and light. Garden shed. Enclosed by fencing with gated side pedestrian access to the front.



Tenure **Freehold**
Council Tax Band **C**
EPC Rating **C**



Total area: approx. 98.0 sq. metres (1055.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

