



📍 12 Pipistrelle Crescent, Trowbridge, BA14 7WR

🔗 Offers In Excess Of £315,000

A beautifully presented three bedroom, two bathroom detached home with private rear garden, single garage and off street parking situated in this popular residential area.

- Detached
- Three Bedrooms
- Two Bathrooms
- Beautifully Presented Throughout
- Spacious Reception Room
- Kitchen/Dining Room
- Garden
- Garage
- Off Street Parking

🏠 Freehold

🏠 EPC Rating C



Beautifully positioned along a pedestrian-only pathway within this highly sought-after location, this superb three-bedroom, two-bathroom home is presented to a high standard throughout and further benefits from a parking space, a single garage and a private rear garden.

You are welcomed into the property via a spacious and inviting entrance hall, setting the tone for the well-balanced accommodation that follows. The impressive reception room spans the full length of the home, with a window to the front and French doors opening onto the rear garden, allowing for an abundance of natural light and flexible furniture arrangements.

Also accessed from the hallway is the stylish kitchen/dining room, which similarly extends the length of the property. Finished to a high standard, the kitchen features modern wall and base units, an integrated electric fan oven, gas hob with extractor hood above, and space for both a washing machine and dishwasher. There is room for a dining table and chairs, creating an ideal space for everyday living and entertaining. A cloakroom and useful under-stairs storage complete the ground floor.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a fitted wardrobe and a contemporary en-suite shower room. Bedrooms two and three also offer fitted cupboards, while the modern family bathroom is finished with white tiling and includes a bath with shower attachment.

Externally, the home enjoys a pleasant position accessed via a pedestrian pathway to the front. To the rear is one allocated parking space and a single garage. The private rear garden can be accessed from both the reception room and kitchen and is predominantly laid to lawn with a patio area, ideal for outdoor dining and entertaining.

#### **Situation**

Paxcroft Mead forms part of the popular village of Hilperton which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

#### **Property Information**

Council Tax Band; D

EPC Rating; C

Tenure; Freehold

Estate Charge: approximately £205.76 per annum

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



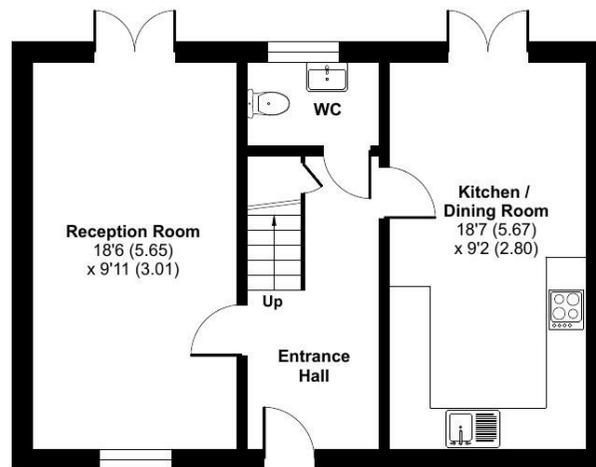
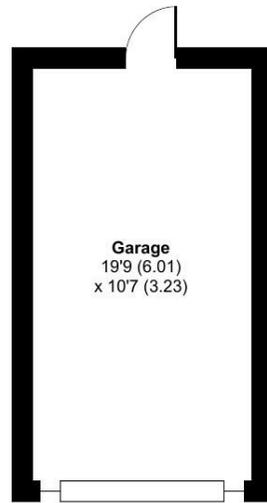
# Pipistrelle Crescent, Trowbridge, BA14

Approximate Area = 992 sq ft / 92.1 sq m

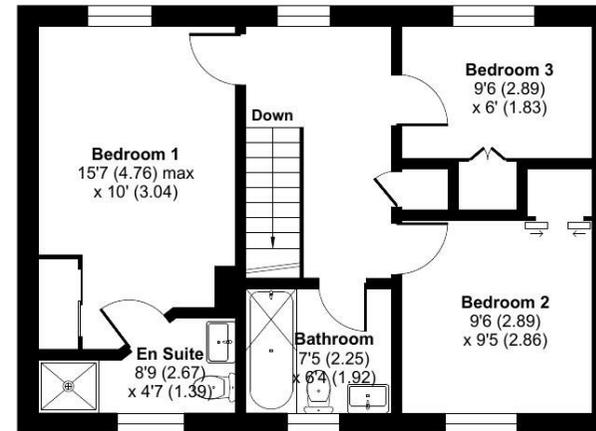
Garage = 209 sq ft / 19.4 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1421650

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