



📍 35 Ferris Way, Hilpertown, Trowbridge, Wiltshire, BA14 7GU

🏠 Guide Price £370,000

A well presented and generously proportioned, four bedroom, two reception room, two bathroom, detached house with private, well enclosed garden, garage and driveway parking, which is conveniently situated within walking distance of schools, amenities and green space.

- Modern, Detached House
- Well Presented Throughout
- Four Bedrooms, Two Reception Rooms
- Bathroom & En Suite Shower Room
- Good Sized Kitchen/Breakfast Room
- Utility & Cloakroom
- Study
- Private, Well Enclosed Garden
- Garage & Driveway Parking For Two Cars
- Close To Schools & Amenities

🏠 Freehold

🏠 EPC Rating C



A well presented and generously proportioned, modern, detached house with private, well enclosed garden, garage and driveway parking, which is conveniently situated within walking distance of schools, amenities and green space.

The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off, good sized, open plan sitting/dining room with bay window to the front and French doors to the rear, superb kitchen/breakfast room with built in oven, hob and extractor, larder cupboard and French doors opening onto the rear garden, utility room, study, principle bedroom with en suite shower room, three further bedrooms and a bathroom with white suite.

Externally there is an easily maintainable garden to the front and a path leading to the front door. To the rear there is a private, well enclosed garden with a variety of seating areas and a raised pond. Gated access to the side.

Single garage with up and over door to front, power and lighting. Driveway parking in front for two cars.

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; E

EPC Rating; C

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



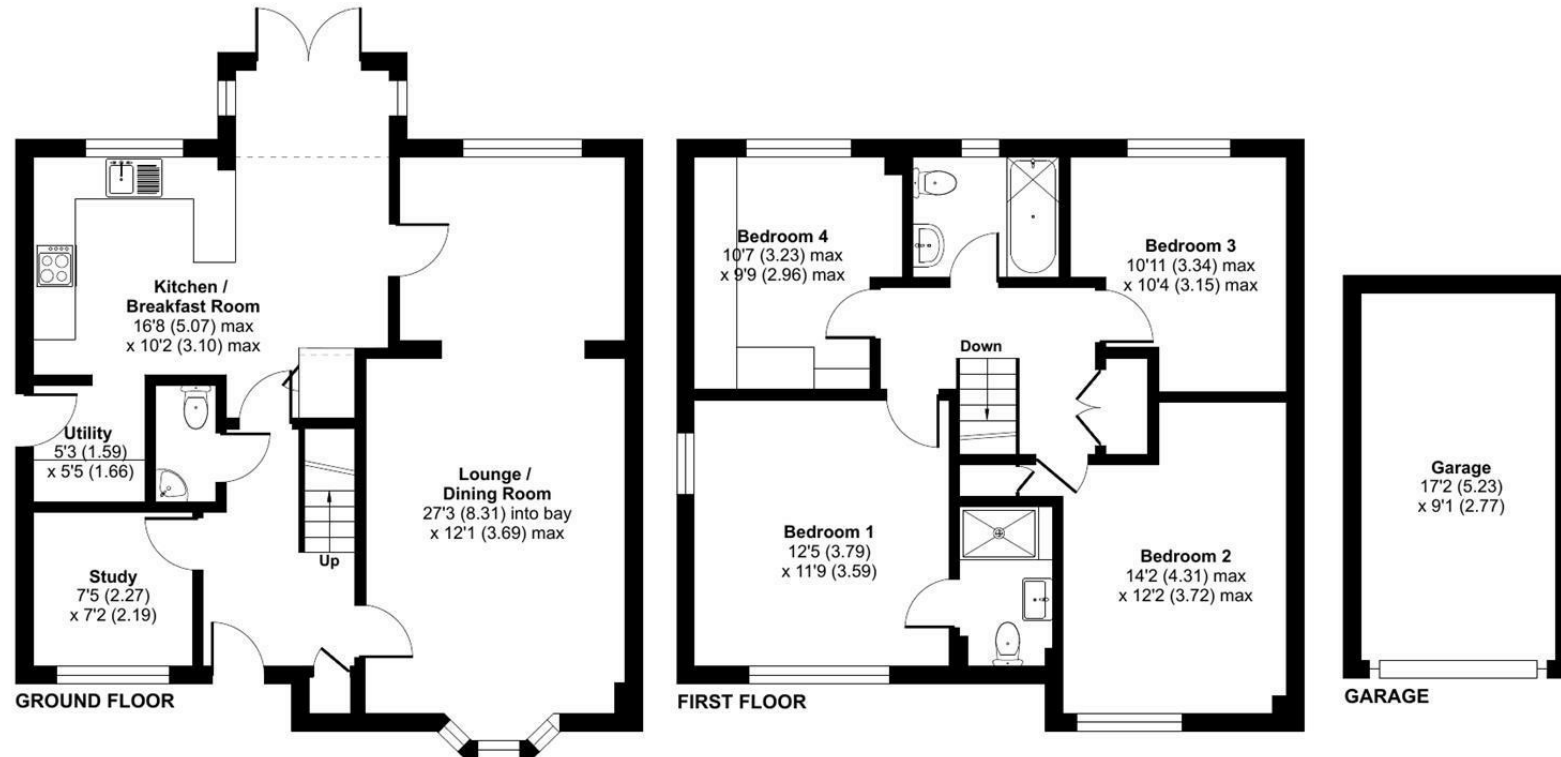
Ferris Way, Hilpertont, Trowbridge, BA14

Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1561 sq ft / 144.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1272206

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