



53 Newhurst Park, Hilperton, Trowbridge, Wiltshire, BA14 7QU
£442,500

Situated at the end of a cul de sac, offering a private feel, a well presented detached family home with integral double garage and ample parking. To the rear is a well established garden with areas of lawn, patio and raised beds, mature trees providing a good degree of privacy. Internally the property comprises; entrance porch, hallway, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, five bedrooms, en suite and family bathroom. EARLY VIEWING ADVISED.

- **Detached Family Home**
- **Five Bedrooms & En Suite**
- **Lounge & Dining Room**
- **Conservatory**
- **Kitchen & Utility Room**
- **Cloakroom & Family Bathroom**
- **Double Garage & Driveway**
- **Front and Rear gardens**

Entrance Porch 6'10" x 5'03" (2.08m x 1.60m)

Double glazed front door, double glazed windows to either side, double glazed door to the hallway.

Entrance Hall

Double glazed door, door to the lounge, door to the kitchen, door to the cloakroom, under stairs cupboard, radiator and stairs to the first floor.

Cloakroom 5'04" x 2'07" (1.63m x 0.79m)

Toilet, wash hand basin, radiator and laminate flooring.

Lounge 18'06" x 11'06" (5.64m x 3.51m)

Double glazed window to the front, two radiators, gas fire and surround, double doors lead in to the dining room.

**Dining Room 11'06" x 10' (3.51m x 3.05m)**

Double glazed patio door to the rear leading to the conservatory, radiator and door in to the kitchen.

**Conservatory 16'03" x 8'02" (4.95m x 2.49m)**

Double glazed French doors to the rear, double glazed French doors lead to the kitchen and single double glazed door to the garden. Double glazed windows, tiled floor and electric heater.

**Kitchen Breakfast Room 17'08" x 10'02" Maximum (5.38m x 3.10m Maximum)**

Double glazed window to the rear, double glazed French door to the conservatory, doors to the hall, dining room and utility, under stairs cupboard, Rhino flooring, range of floor and wall units with under cabinet and kick board lighting, ceramic one and a half bowl sink and drainer, gas hob, extractor fan, electric oven, two radiators and space for a table and chairs.

**Utility Room 9'04" x 5' (2.84m x 1.52m)**

Double glazed window to the side, double glazed door to the garden, door in to the garage, stainless steel sink and drainer, plumbing for a washing machine, plumbing for a dish washer and space for a fridge/freezer.



Landing

Loft hatch with drop down ladder, radiator, airing cupboard and doors to all bedrooms and the bathroom.

Master Bedroom 14'10" x 14'03" (4.52m x 4.34m)

Double glazed window to the front, radiator, fitted wardrobes and door to the en suite.



En Suite 7'05" x 6'05" (2.26m x 1.96m)

Double glazed window to the front, wash hand basin with vanity storage, toilet, towel radiator, shower cubicle with mains shower.



Bedroom Two 14'05" x 11'06" (4.39m x 3.51m)

Double glazed window to the rear and radiator.



Bedroom Three 15'08" x 7' (4.78m x 2.13m)

Double glazed Velux window to the rear, radiator and loft hatch.

Bedroom Four 10'09" x 8'01" (3.28m x 2.46m)

Double glazed window to the front, radiator and over stairs cupboard.

Bedroom Five 9'02" x 8'01" Maximum (2.79m x 2.46m Maximum)

Double glazed window to the rear and radiator, fitted wardrobe and office cabinet.

Family Bathroom 6'05" x 6'04" (1.96m x 1.93m)

Double glazed window to the rear, towel radiator, tiled walls, toilet, wash hand basin, bath with shower screen, electric shower and extractor fan.

Double Garage 16'07" x 16' (5.05m x 4.88m)

Double glazed window to the side, personal door in to the utility room, two up and over doors to the front, power, light and wall mounted gas fired boiler.

Rear Garden

A mature, well maintained and established rear garden laid to patio, lawn, raised beds, outside tap and side access, Mature trees provide screening and a good level of privacy.



Front Garden

Small area of lawn and shrubs.

Driveway & Parking

There is space for three cars to be parked in front of the house with a further gravelled parking space for a small to medium sized car.

Rear View



Tenure

We are informed by the seller that the tenure of this property is Freehold.

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

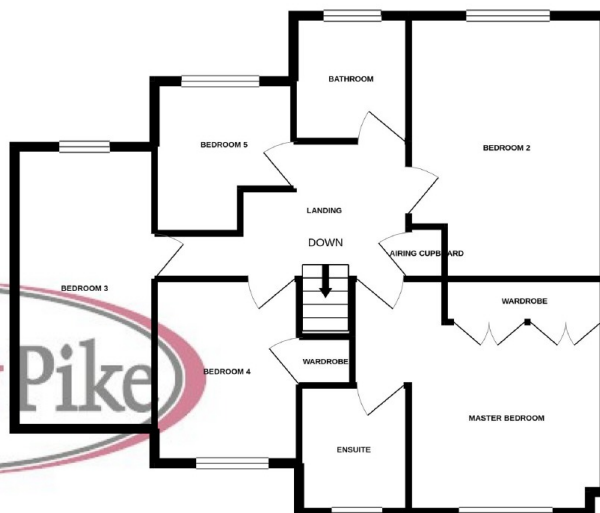
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



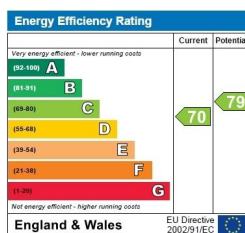
1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



5 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) 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 mis-statement. 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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

63 New Road, Chippenham, Wiltshire, SN15 1ES
T: 01249 464844 | F: 01249 709099
sales@kingsleypike.co.uk | www.kingsleypike.co.uk