



**Newleaze, Hilperton, BA14**  
Trowbridge

Offers in the Region of  
**£325,000**

This well-presented corner plot home offers the perfect opportunity for first-time buyers or families alike. Ready to move straight into, the property also offers exciting potential for future development.

- Three Bedroom
- End of Terrace
- Corner Plot
- Extensive Driveway for multiple vehicles
- Loft Room
- Plenty of scope for extending STPP
- Excellent Size Plot
- Updated Kitchen and Bathroom
- Village Location
- Outbuilding



This well-presented home offers the perfect opportunity for first-time buyers or families alike. Ready to move straight into, the property also offers exciting potential for future development. The current owners are completing the final cosmetic touches to ensure it's ready for its new owner to enjoy from day one.

Located in a desirable village setting, this home benefits from a fantastic kitchen/diner – an ideal space for family meals and entertaining.

**Accommodation comprises:**

The property currently features two entrance halls. The original side entrance remains from previous plans for a two-storey extension, which were not completed and have since lapsed. The proposed plans included a side and rear extension to create a garage, utility, WC, staircase, additional bedrooms and an en-suite. Buyers wishing to extend would need to reapply for the relevant permissions.

Stepping through the main front entrance, you are welcomed into a hallway that could make an ideal cloakroom area. From here, you'll find the spacious kitchen/diner with a central island offering seating and storage, integrated oven, glass sink, and space for freestanding appliances – perfect for modern living.

The second entrance hall provides access to the comfortable lounge and stairs leading to the first floor, where you'll find three well-proportioned bedrooms and a family bathroom with a separate WC. Bedroom One benefits from fitted wardrobes/storage.

A door from the landing leads to a loft space fitted with power, a Velux window, and housing the gas combi boiler. Currently used as an office, this versatile area offers potential for conversion (subject to the necessary consents).

Externally, the property enjoys an extensive driveway providing ample off-road parking for multiple vehicles. To the rear, the large enclosed garden benefits from the additional space of an end-terrace corner plot. There's also a storage shed, outbuilding, and a garage base in place from previous works, ready for those considering future extensions or additions.



**Council Tax Band: B**

**Tenure: Freehold**

**Property Type: End of Terrace House**

**Bedrooms: 3**

**Bathrooms: 1**

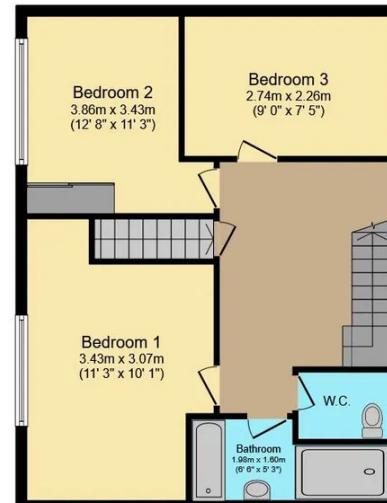
**Receptions: 2**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**



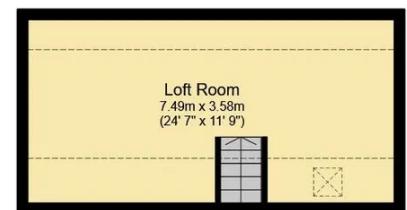
**Ground Floor**

Floor area 39.4 sq.m. (424 sq.ft.)



**First Floor**

Floor area 67.7 sq.m. (729 sq.ft.)



**Second Floor**

Floor area 25.6 sq.m. (276 sq.ft.)

**Total floor area: 132.7 sq.m. (1,428 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)