



Connells

Wyke Road  
Trowbridge, Wilts





## Property Description

Located in the favoured area of Hilperton is this Detached Family Home which offers flexible / adaptable accommodation over two floors as benefits from a ground floor studio annex. The annex could provide an income but also could be utilised for a relative or carer as has access in to the main house & vice versa. The property has enclosed & private gardens along with off road parking.

Accommodation comprises Entrance Hall, Open Plan Kitchen / Dining / Family Room, Lounge, Two Bedrooms - One with En Suite and Utility Room whilst to the First Floor there are Four Bedrooms & Family Shower Room.

Ground Floor Annex comprises Open Plan Lounge / Kitchen, Utility & Shower Room. Access to Enclosed Garden.

The property has access to the Kennet & Avon Canal, great for walks to Semington, Devizes or Bradford on Avon along with good transport links by road to Melksham, Westbury & Bath.

An early viewing is highly advised in order to appreciate & secure....

## Entrance Hall

Door to front aspect with windows to sides. Stairs rising to first floor. Doors to Lounge, Kitchen / Dining Room, Utility Room, Bedrooms One and Two.

## Lounge

22' 5" max x 14' 11" max ( 6.83m max x 4.55m max )

Windows to both side & rear aspects. Double doors to Kitchen / Dining Room.

## Kitchen / Dining Room

22' 5" max x 12' 10" max ( 6.83m max x 3.91m max )

Two windows to front aspect & patio doors to side, leads out to garden. Spacious room providing areas for eating & seating. Double doors to Lounge. Radiator.

Kitchen area comprises wall and base units with work surfaces over and splashback tiling. Inset sink and drainer unit. Built in oven and inset hob with cookerhood over. Space for large fridge freezer.

## Bedroom One

14' 11" max x 9' 9" max ( 4.55m max x 2.97m max )

Window to rear aspect. Radiator. Door to En Suite.

## En Suite

Window to rear. Suite comprising bath, walk in shower cubicle, vanity wash hand basin with storage under and low level wc. Splashback tiling.

## Bedroom Two

12' max x 10' 8" max ( 3.66m max x 3.25m max )

Window to front aspect. Built in wardrobes & drawer units. Radiator.

## Utility Room

Window to front. Door to side. Work surface with space under for appliances. Heated towel rail. Door to Annex.

## First Floor Landing

With stairs rising from Entrance Hall. Airing cupboard. Doors to Bedrooms & Family Shower Room.

## Bedroom Three

14' 11" max x 14' 5" max ( 4.55m max x 4.39m max )

Window to rear aspect. Radiator.

## Bedroom Four

14' 5" max x 12' 11" max ( 4.39m max x 3.94m max )

Window to front aspect. Radiator.

## Bedroom Five

14' 3" max x 7' 10" max ( 4.34m max x 2.39m max )

Window to side aspect. Radiator.

## Bedroom Six

14' 3" max x 8' 8" max ( 4.34m max x 2.64m max )

Velux style windows. Radiator. Door to eaved storage.

## Family Shower Room

Obscured window to front. Suite comprising double walk in shower, range of built in storage units with work surfaces over and inset wash hand basin and low level wc. Partly tiled. Heated towel rail.

## Garden

Enclosed south facing garden to the side of the property, which is secluded and enclosed by fencing and mature hedging. Decked area with remainder being laid to lawn.....

.....Selection of plants & shrubs. Gated access to the front.

## Self Contained Studio Annex

Door from Utility Room opens to:

## Open Plan Lounge / Kitchen

16' max x 11' 10" max ( 4.88m max x 3.61m max )

Dual aspect room with windows to the front aspect and window and door to side, overlooking and leading out to garden. Door to Utility & onto Shower Room.

Kitchen area comprises wall, base and drawer units with work surfaces over. Inset sink and drainer. Built in eye level oven and inset hob. Space for fridge. Splashback tiling.

## Utility Room

Work surface with space under for appliance. Door to Shower Room.

## Shower Room

Suite comprising walk in shower cubicle, vanity wash hand basin and low level wc. Splashback tiling, Towel rail.

## Annex Garden

Enclosed by fencing with selection of plants & shrubs. Mainly laid to lawn with seating area. Garden shed.

## Parking

Driveway parking to the front of the property for approx two vehicles, accessed by large wooden gate. There is some on street parking nearby.















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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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