



Wrights
01225 755553

Marsh Road, Hilperton Marsh, Trowbridge, Wiltshire, BA14 7PL

Offers over

£360,000

This extended and well presented 3/4 bedroom semi detached property is situated in a desirable non-estate location within the village of Hilperton, offering far reaching countryside views to the front.

Features include a secure garage, driveway parking for two vehicles to the front of the property, a spacious kitchen/diner, utility room, study/4th bedroom, downstairs cloakroom, loft room and an enclosed rear garden.

Situation

The property is situated within the village of Hilperton, offering far reaching countryside views to the front.

The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



3/4 bedroom semi detached property

Non estate village location

Lovely countryside views to the front

Garage

Driveway parking for two vehicles

Study/forth bedroom
Kitchen/diner and Utility room
Downstairs cloakroom
Loft room
Enclosed rear garden



Entrance Hallway

With composite front door, wood laminate flooring and stairs to the first floor.

Cloakroom

With wood laminate flooring, close. Purpled W.C and hand basin with vanity unit.

Study

9' 11" x 9' 10" (3.03m x 3.00m) approx

With radiator and PVCu double glazed window to the front.

Lounge

18' 7" x 10' 11" (5.66m x 3.32m)

With radiator, wood burning stove, inset ceiling spotlights and PVCu double glazed windows to the front.

Kitchen/Diner

18' 5" x 9' 10" (5.62m x 2.99m)

With wood laminate flooring, a range of eye level and base units, wood laminate worktops with tiled splash backs, space for cooker with extractor hood over, space for American style fridge/freezer, washing machine and dishwasher, oboe and a half bowl sink/drain unit, two built in storage cupboards, wall mounted Worcester gas boiler, PVCu double glazed window to the rear and PVCu French doors opening onto the rear garden.

Utility room

With space for tumble drier, worktop with inset sink unit, radiator and PVCu double glazed window to the rear.

First Floor

Landing

With radiator.

Bedroom 1

12' 3" x 12' 3" (3.74m x 3.73m) max

With radiator, stairs to the loft room and PVCu double glazed window to the front.

Bedroom 2

10' 1" x 10' 0" (3.07m x 3.04m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

8' 7" x 6' 8" (2.61m x 2.02m)

With radiator and PVCu double glazed window to the front.

Bathroom

With tiled flooring, four-piece suite comprising bath, shower enclosure with mains rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Second floor

Loft room

The loft space has been fully boarded with stairs leading up from the Master Bedroom.

Externally

To the front

Driveway parking for two vehicles next to an area laid to lawn. Gates access to the rear garden.

To the rear

The enclosed rear garden offers a covered patio seating area and an area laid to lawn, with gates access to the front and rear.

Garage

Located to the rear of the property is the secure garage with up and over door, power and light.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as Freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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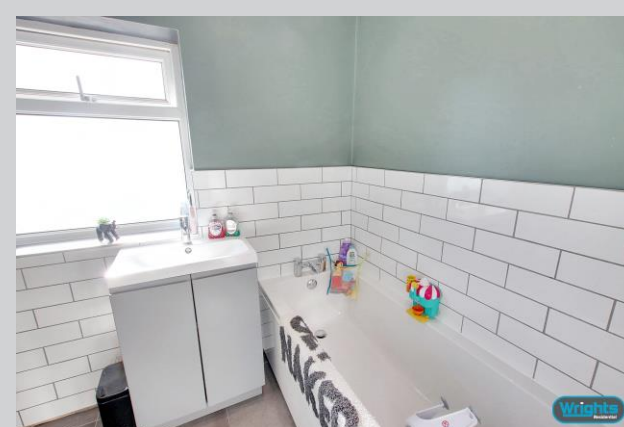


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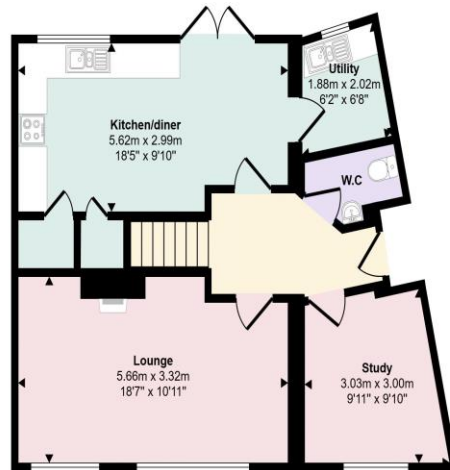


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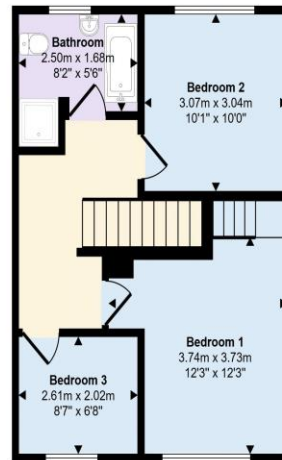
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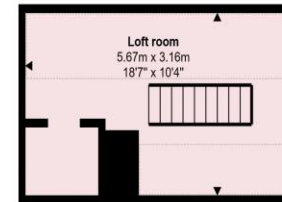
Approx Gross Internal Area
136 sq m / 1461 sq ft



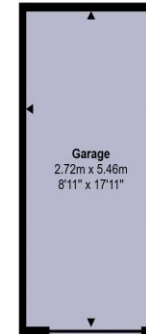
Ground Floor
Approx 60 sq m / 643 sq ft



First Floor
Approx 43 sq m / 466 sq ft



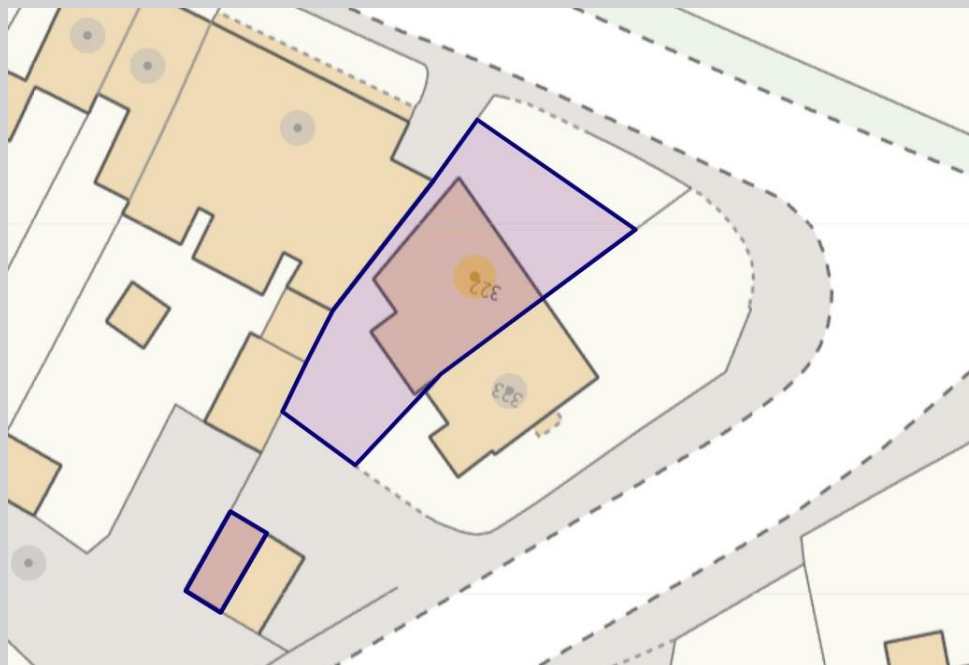
Loft Room
Approx 18 sq m / 193 sq ft



Garage
Approx 15 sq m / 160 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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