



## 68 Hill Street

Hilperton Trowbridge BA14 7RS

- Extended & Spacious Four Bedroom Detached 1930's Family Home
- Beautifully Presented Interior Finished to a Good Specification
- Three Reception Rooms
- En Suite & Family Bath/Shower Room
- South-West Facing, 200ft Garden
- Popular Village Close to Canal & Countryside, Local Amenities & Primary School
- Modern Fixtures & Fittings Blended with Period Features
- Shaker Style Kitchen & Cloak/Utility
- UPVC D/Glazing & Gas C/Heating
- Garage/Workshop & Driveway

**Offers In The Region Of £550,000**



### **Entrance Hall**

Composite panelled door to the front with obscured double glazed windows. Radiator with cover. Stairs to the first floor with under stairs storage cupboard enclosed by panelling. Oak flooring, dado rail, wall light and coving. Side entrance area with coat hanging space, coir matwell and obscured UPVC double glazed door to the side. Cupboard housing fuse box. Doors off and into:

### **Living Room**

17'10" x 12'2" (5.44 x 3.71)

UPVC double glazed window to the side. Radiator. Feature open fireplace with slate hearth and wood mantle. Television point. UPVC double glazed French doors to the rear.

### **Family Room**

13'0" x 9'10" (3.96 x 3.00)

Dual aspect with UPVC double glazed bay window to the front and UPVC double glazed window to the rear. Radiator. Two alcoves with bespoke built-in cupboards and shelving. Oak flooring and coving.

### **Kitchen**

11'2" x 9'10" (3.40 x 3.00)

UPVC double glazed window to the front. Radiator. Range of modern Shaker style wall, base and drawer units with under cupboard lighting, metro tiled splash-backs and quartz work surfaces. Inset Franke stainless steel one and a half bowl sink unit with engraved drainer and mixer tap. Built-in Neff four-ring induction hob with Hotpoint extractor hood over. Built-in high level Neff electric double oven and Hotpoint microwave. Integrated dishwasher. Cupboard housing Vaillant boiler. Ceramic tiled flooring. Panelled door to the hall. Open plan to the:

### **Dining Room**

12'11" x 10'1" (3.94 x 3.07)

UPVC double glazed window to the side. Radiator. Built-in dresser. Obscured UPVC double glazed door to the rear. Oak flooring and coving. Part obscured glazed door to the hall.



### **Cloak/Utility Room**

7'3" x 5'7" (2.21 x 1.70)

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual flush w/c. Wall mounted units and rolled top work surfaces. Plumbing for washing machine and space for dryer. Half tiled surrounds and tiled effect vinyl flooring.

### **FIRST FLOOR**

#### **Galleried Landing**

UPVC double glazed window to the front. Radiator. Balustrade. Smoke alarm. Wall lights and coving. Panelled doors off and into: storage cupboard and large linen cupboard.

#### **Bedroom One**

16'11" x 12'4" (5.16 x 3.76)

UPVC double glazed window to the rear. Radiator. Three built-in double wardrobes with cupboards over. Built-in dressing table with drawers. Coving. Panelled door to the:

#### **En Suite Shower Room**

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring and coving.

#### **Bedroom Two**

10'1" x 10'0" (3.07 x 3.05)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with cupboard over. Coving. Access to loft space.

#### **Bedroom Three**

10'0" x 10'0" (3.05 x 3.05)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes with cupboards over. Coving.

#### **Bedroom Four**

10'4" x 7'10" (3.15 x 2.39 (3.16 x 2.40))

UPVC double glazed window to the rear. Radiator. Access to loft space.

#### **Bath & Shower Room**

Two obscured UPVC double glazed windows to the

side. Chrome towel radiator. Four-piece white suite with part tiled surrounds comprising panelled bath, large shower cubicle with mains shower and sliding doors enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Built-in cupboards. Extractor fan. Wood effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front & Side**

Terracotta tiled storm porch over front door with industrial style entrance lights. Double external power point. Well stocked raised bed with a variety of plants, trees and shrubs. Concrete and gravel driveway providing off road parking for several vehicles. Sensor light. Refuse storage area. Outside tap. Door to the rear garden.

#### **To The Rear & Side**

Large, south-west facing garden with private aspect comprising paved patio area to the immediate rear with industrial style lighting and BBQ area; large area laid to lawn with working well, and well stocked, established borders with a variety of plants, trees and shrubs; including apple a pear trees. Herb garden. Brick built storage shed. Garden shed and green house. To the side are two timber log stores, storage area and low-level industrial style lighting. All enclosed by fencing and hedgerow.

#### **Garage Store**

Up and over door to the front. Power and lighting. High level double glazed window to the front. Stud wall with door leading into:

#### **Workshop**

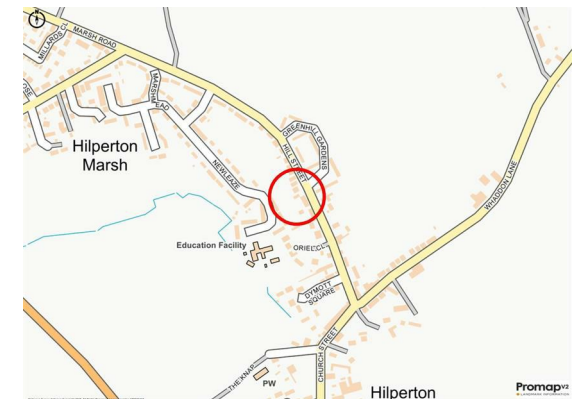
Window to the Rear. Power and lighting. Personal door to the side. Built-in work bench and cupboards.



Tenure **Freehold**  
Council Tax Band **E**  
EPC Rating **D**



Total area: approx. 137.5 sq. metres (1479.5 sq. feet)



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.