



23 Halfway Close,
Trowbridge, Wiltshire, BA14 7HQ





KINGSTONS

ESTATE AGENTS

A beautifully presented five DOUBLE bedroom detached house built in the late 1990s by the well regarded Ashford Homes. This spacious, executive style family home finished to a high specification is tucked away within a small cul-de-sac of four similar properties off the well regarded Hilperton Road. The large plot boasts well stocked front and rear gardens, the back garden in particular features a large variety of plants, trees & shrubs; large patio and highly private aspect. To the front is a large double garage and sweeping driveway providing parking for several vehicles. Internally the neutrally presented interior features reception hall, living room, study/office, dining/family room open plan to kitchen/breakfast room with premium integrated appliances & granite work surfaces; utility room and cloakroom. To the first floor are five large bedrooms, family bathroom and large en suite shower room to the master bedroom & dressing room suite. Features include air-conditioning, alarm system, upgraded gas central heating system with new radiators and UPVC double glazing. Viewing is highly recommended.

Guide Price £700,000



All measurements are approximate.

ACCOMMODATION

Entrance Porch

Obscured glazed composite panelled door to the front. UPVC double glazed window to the front. Radiator. Coving. Panelled double doors to cloak cupboard with hanging rail, shelving and alarm panel. Glazed double doors to the:

Reception Hall 11' 9" x 11' 5" (3.58m x 3.48m)

Radiator. Stairs to the first floor with with cupboard under. Thermostat. Smoke alarm. Telephone point. Glazed double doors to the living room. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin and w/c. Wood effect vinyl flooring.

Living Room 18' 4" x 15' 8" (5.58m x 4.77m)

UPVC double glazed bay window to the front with fitted shutters. Two radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Wall lights, coving and ceiling rose. Television point. Glazed double doors to the:

Dining/Family Area 16' 0" x 9' 10" (4.87m x 2.99m)

Double glazed sliding patio doors to the rear. Two radiators. Coving. High level television point. Open plan to the:

Kitchen/Breakfast Area 18' 7" x 9' 10" (5.66m x 2.99m)

UPVC double glazed window and sliding patio doors to the rear. Radiator. Extensive range of wall and base mounted units with tiled surrounds and granite work surfaces. Inset stainless steel one and a half bowl sink unit with mixer tap and engraved drainer. Built-in high level stainless steel electric double oven. Built-in stainless steel four-ring gas hob with pull out extractor hood over. Integrated dishwasher and fridge/freezer. Space for table. Tiled flooring, coving and inset ceiling spotlights. Glazed door to the:

Utility Room 6' 9" x 6' 6" (2.06m x 1.98m)

UPVC double glazed door to the side. Obscured UPVC double glazed window to the side. Selection of wall and base mounted units with tiled surround and rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Plumbing for washing machine. Space for dryer. Tiled flooring and coving. Wall mounted Vaillant boiler fitted in 2019.

Study/Office

UPVC double glazed window to the front with fitted shutters. Radiator. Wood effect flooring and coving. Television and internet points.

FIRST FLOOR Landing

Radiator. Balustrade. Access to part boarded loft space with ladder and light. Panelled double doors to large airing cupboard housing hot water tank and shelving. Smoke alarm. Panelled doors off and into:

Bedroom One 15' 5" x 11' 9" (4.70m x 3.58m)

UPVC double glazed window to the front with fitted shutters. Radiator. Built-in run of wardrobes, drawers and bedside drawers. Air-conditioning vent. Television point. Coving. Archway to the:

Dressing Area

UPVC double glazed window to the side. Radiator. Built-in laundry unit. Double panelled doors to large wardrobe with hanging rail, shelving and under-floor heating controls. Coving. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Modern white suite with part tiled surrounds comprising large walk-in shower enclosure with mains monsoon shower over and screen enclosing, twin sink unit with drawers under; and w/c with enclosed cistern and dual push flush. Tiled flooring with under-floor heating, coving and inset ceiling spotlights. Shaving point and extractor fan. Illuminated mirror.

Bedroom Two 14' 11" x 9' 11" (4.54m x 3.02m)

UPVC double glazed window to the rear with fitted shutters. Radiator. Double panelled doors to built-in wardrobe with hanging rail and shelving. Air-conditioning vent. Television point. Coving.

Bedroom Three 11' 11" x 9' 11" (3.63m x 3.02m)

UPVC double glazed window to the rear with fitted shutters. Radiator. Double panelled doors to built-in wardrobe with hanging rail and shelving. Air-conditioning vent. Television point. Coving.

Bedroom Four 11' 11" x 9' 6" (3.63m x 2.89m)

UPVC double glazed window to the front with fitted shutters. Radiator. Air-conditioning vent. Coving.

Bedroom Five 10' 4" x 9' 6" (3.15m x 2.89m)

UPVC double glazed window to the front with fitted shutters. Radiator. Coving.

Family Bath & Shower Room

Obscured UPVC double glazed window to the side. Towel radiator. Four piece white suite with panelled bath, shower cubicle with mains shower over and door enclosing, wash hand basin with cupboard under and w/c. with enclosed cistern and dual push-flush. Tiled flooring, coving and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Sweeping gravel driveway providing off road parking for several vehicles. Ornamental garden area with a variety of plants and shrubs; and low level hedgerow borders. Areas laid to lawn and well stocked established borders with a variety of plants, trees and shrubs. All enclosed by high level and picket fencing. Power point. Gated side pedestrian access to the rear.

To The Rear & Sides 80' x 65' (24m x 20m) main area

Good sized, well stocked established gardens with private aspect comprising large paved patio area to the immediate rear, large area laid to lawn and borders with a variety of plants, trees and shrubs. Area to the right side of the property laid to loose stone chippings. Area to the left side of the property with area laid to lawn, mixed borders and a 10ft x 8ft garden shed. External tap, light and power points. All enclosed by high fencing and hedgerow.

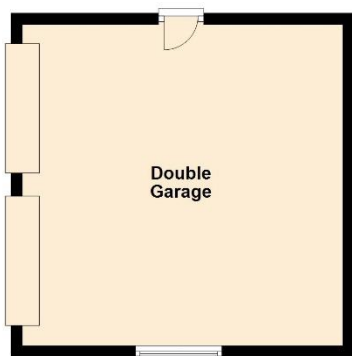
Double Garage 19' 0" x 19' 0" (5.79m x 5.79m)

Two up and over doors to the front - one remote power assisted. Eaves storage. Power and lighting. Obscured UPVC double glazed window to the side. Obscured UPVC double glazed door to the side.

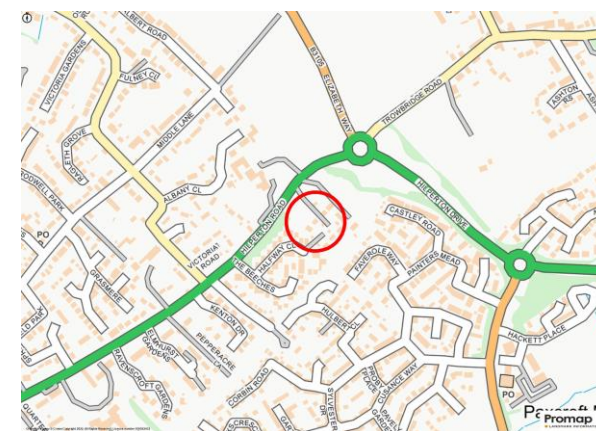
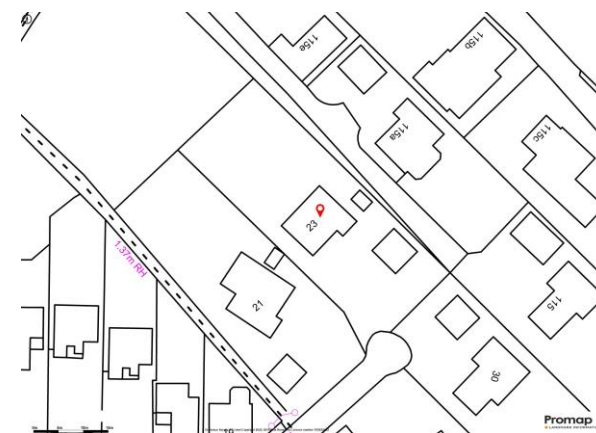
COUNCIL TAX BAND: G

Directions: From our office in Fore Street, proceed out of Trowbridge on the Hilperton Road (A361) from the town centre. Take the fourth turning right into The Beeches and then take the next left into Halfway Close. Follow the road along and around to the left to the very end and the property can be found on the left hand side.





Total area: approx. 215.9 sq. metres (2324.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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