

45 Painters Mead

Hilperton Trowbridge BA14 7QF

- Well-Presented & Deceptively Spacious Four Bedroom Family Home
- Living Room & Dining Room
- Cloakroom & Family Bathroom
- UPVC D/Glazing & Gas C/Heating
- Garage & Driveway Providing Parking
- Highly regarded Paxcroft Mead, close to Shops, Post Office, Bus Stop & Pub
- Large Kitchen with Integrated Appliances
- Main Bedroom with Built-in Furniture & En Suite
- South-East Facing Garden
- No Onward Chain

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with storage cupboard under. Tiled flooring and coving. Smoke alarm. Thermostat. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Modern two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring. Fuse box.

Living Room

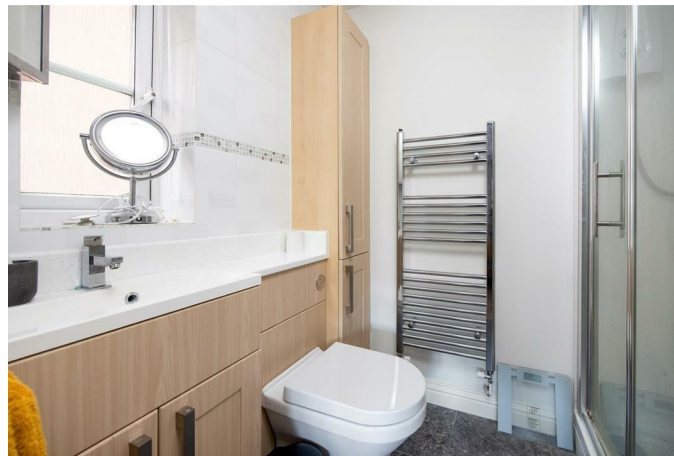
18'7 x 11'5 into bay (5.66m x 3.48m into bay)
UPVC double glazed bay window to the front. Two radiators. Feature fireplace with wood mantle, marble surrounds and gas fire inset. Television and telephone points. Engineered oak flooring and coving. Glazed double doors to the:

Dining Room

12'11 x 9'3 (3.94m x 2.82m)
Radiator. Engineered oak flooring and coving. UPVC double glazed French doors to the rear. Panelled door to the:

Kitchen

13'7 x 8'8 (4.14m x 2.64m)
UPVC double glazed window to the rear. Kick space heater. Extensive range of Shaker style oak wall, base and drawer units with granite work-tops, tiled splash-backs and under cupboard lighting. Inset sink unit with mixer tap and engraved drainer into worktop. Five-ring Range Master cooker with Neff extractor hood over. Integrated Neff appliances including dishwasher, washing machine, microwave and fridge/freezer. Tiled flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the side. Panelled door to the hall.



FIRST FLOOR

Landing

UPVC double glazed window to the side. Balustrade. Access to part boarded loft space with ladder and light. Smoke alarm. Wood effect flooring and coving. Panelled doors off and into: airing cupboard housing Ideal Logic combi boiler - installed 2020.

Bedroom One

12'7 x 9'2 (3.84m x 2.79m)

UPVC double glazed window to the front. Radiator. Extensive range of built-in bedroom furniture including cupboards, wardrobes, drawers, over-bed cupboards and bedside cabinets. Wood effect flooring and coving. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Modern three piece white suite with tiled surrounds comprising shower cubicle with electric shower over and door enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Built-in cupboard. Tiled flooring.

Bedroom Two

10'11 x 9'3 (3.33m x 2.82m)

UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Three

9'6 x 8'7 (2.90m x 2.62m)

UPVC double glazed windows to the front and side. Radiator. Wood effect flooring and coving. Stairs bulk-head.

Bedroom Four

8'8 x 6'10 (2.64m x 2.08m)

UPVC double glazed window to the rear. Radiator. Coving.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Modern three piece white suite with tiled surrounds comprising panelled bath with rainfall shower over, additional hand held shower attachment and glass screen enclosing, wash hand basin with cupboards under and w/c with enclosed cistern and dual push flush. Tiled flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Gravel borders. Driveway to the side providing off road parking. Gated side pedestrian access to the rear.

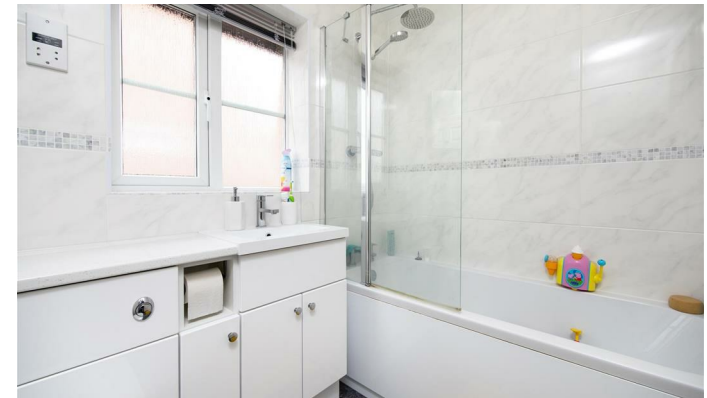
To The Rear

Enclosed south-east facing landscaped garden with private aspect comprising large paved patio area to the immediate rear with glazed veranda over, area laid to lawn, borders with a variety of plants and shrubs; and additional paved patio area with pergola over. Garden shed. Storage area to the side. External tap and light. All enclosed by fencing.

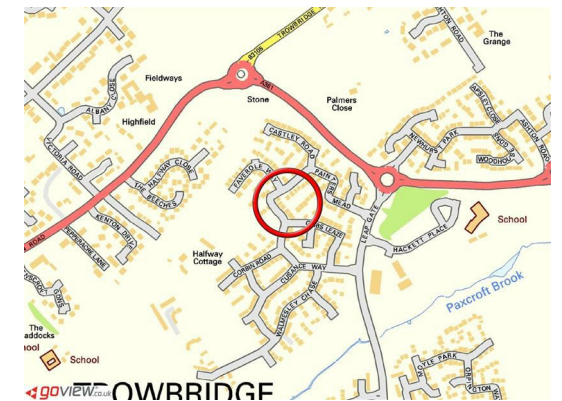
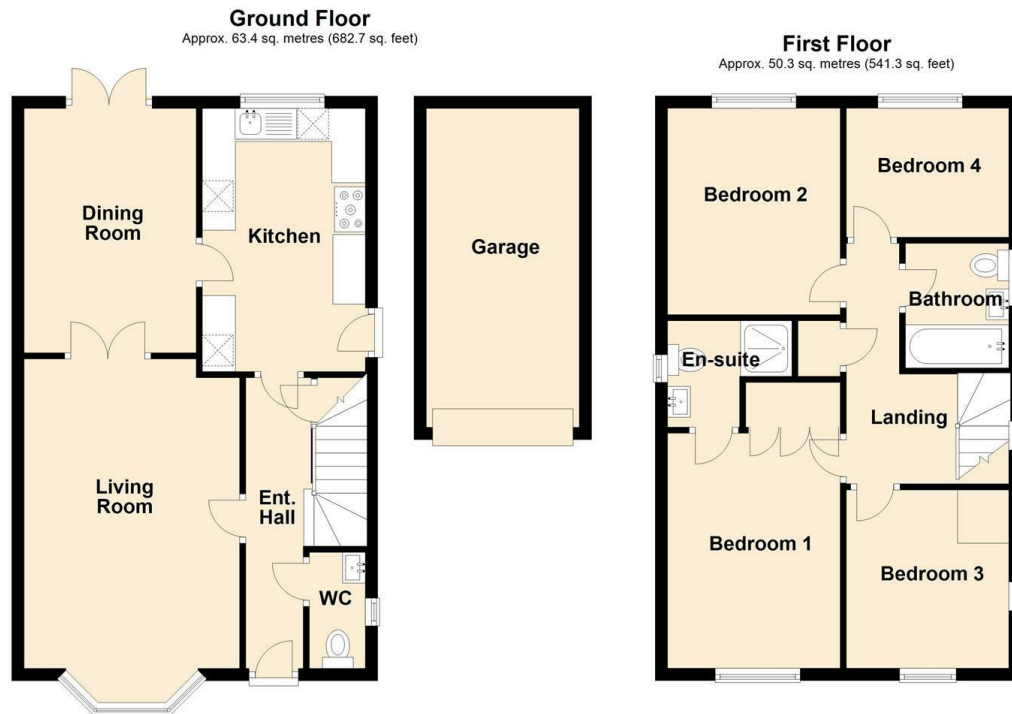
Garage

16'11 x 8'3 (5.16m x 2.51m)

Up and over door to the front. Power and lighting. Eaves storage.



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




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.