



10 Fairwood Close Hilperton Trowbridge BA14 7RZ

- Well-Presented & Spacious Four Bedroom Detached Family Home
- Living Room, Family Room & Conservatory
- Cloakroom & Utility Room
- UPVC Double Glazing
- Good Sized Enclosed Private Garden
- Highly Regarded Paxcroft Mead, close to Shops, Post Office, Bus Stop & Pub
- Refitted Kitchen/Dining Room with Integrated Appliances
- En Suite & Family Bathroom
- Gas Central Heating
- Driveway Providing Parking for Several Vehicles

Offers Over £340,000





Entrance Hall

Double glazed panelled door to the front. Radiator. Wood effect flooring. Stairs to the first floor. Doors off.

Family Room

16'9 x 8'5 (5.11m x 2.57m)
UPVC double glazed window to the front. Contemporary electric fire.

Living Room

13'7 x 10'5 (4.14m x 3.18m)
UPVC double glazed, half bay window to the front. Radiator. Feature fireplace with coal effect living flame gas fire. Television point. Under-stairs storage cupboard. Glass panelled doors to the kitchen/diner.

Refitted Kitchen/Dining Room

17'8 x 9'5 (5.38m x 2.87m)
UPVC double glazed window to the rear. Range of modern high gloss wall and base mounted units with tiled surrounds and rolled top work surfaces. One and a half bowl stainless steel sink drainer unit with mixer tap. Built-in high-level stainless steel Neff electric double oven. Built-in stainless steel five-ring Neff gas hob with extractor hood over. Integrated dishwasher. Water softener. Space for fridge/freezer. Space for table. Tiled flooring. Kick space heater. Door to the utility room. UPVC double glazed French doors to the:

Conservatory

9'8 x 8'2 (2.95m x 2.49m)
UPVC double glazed with French doors to the side. Vinyl flooring.



Utility Room

5'5 x 4'7 (1.65m x 1.40m)

Wall mounted unit and rolled top work surface with tiled splash-backs. Plumbing for washing machine and tumble dryer. Wall mounted boiler. Tiled flooring. Extractor fan. Double glazed door to the rear. Door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c. Tiled flooring.

FIRST FLOOR

Landing

Access to boarded loft space. Smoke alarm. Doors off and into: airing cupboard.

Bedroom One

13'5 x 10'3 (4.09m x 3.12m)

UPVC double glazed window to the front. Radiator. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Tiled flooring.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

UPVC double glazed window to the front. Radiator.

Bedroom Three

9'5 x 6'9 (2.87m x 2.06m)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

8'9 x 8'6 (2.67m x 2.59m)

UPVC double glazed window to the rear. Radiator. Built-in cupboard.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled spa bath with shower mixer tap and glass screen enclosing, pedestal wash hand basin inset and w/c. Shaving point. Extractor fan. Tiled flooring.

EXTERNALLY

To The Front

Tarmac and gravel driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

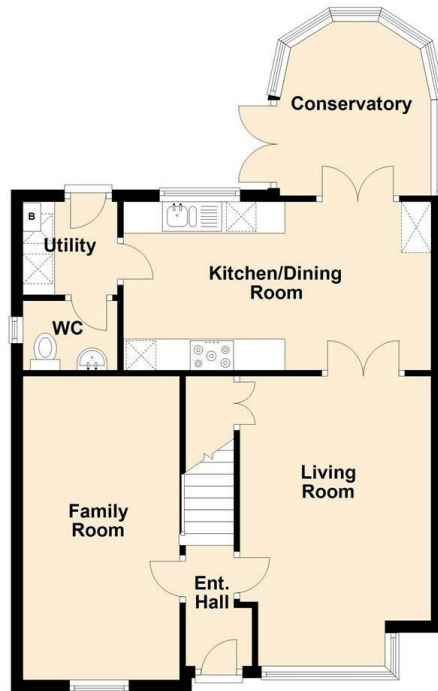
To The Rear

Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear, gravel borders, area laid to lawn and decked area. Outside tap. All enclosed by fencing and walling.

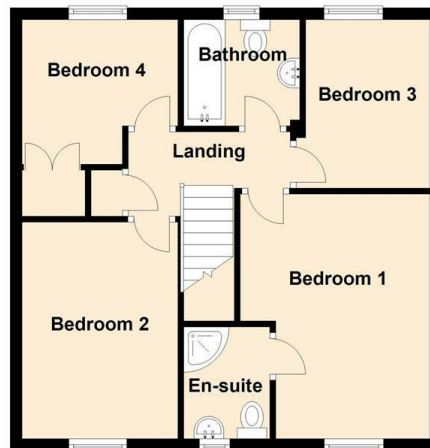


Tenure **Freehold**
 Council Tax Band **E**
 EPC Rating **D**

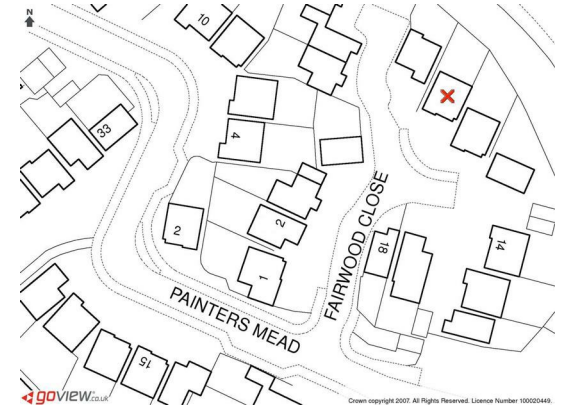
Ground Floor
 Approx. 61.1 sq. metres (657.2 sq. feet)



First Floor
 Approx. 48.7 sq. metres (523.7 sq. feet)



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)



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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.