



**KINGSTONS**



## 28 Lacock Gardens Hilperton Trowbridge BA14 7TF

- Spacious & Updated Four Bedroom Detached Family Home
- Easy Access to Local Towns & Shopping and Convenient for M4 & Rail Commuters
- Refitted Kitchen/Dining Room with Integrated Appliances & Refitted Utility Room
- Refitted Cloakroom, Refitted En Suite & Refitted Bathroom
- Good Sized Enclosed South Facing Garden
- Well Regarded Cul-De-Sac in a Popular Village
- Close to Parkland & Countryside, Bus Stop, Shops & Excellently Rated Primary Schools
- Living Room with Feature Fireplace & Conservatory
- UPVC Double Glazing & Gas Central Heating
- Double Garage & Block Paved Driveway

**Guide Price £500,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Double glazed panelled door to the front. UPVC double glazed window to the front. Radiator. Fuse box. Alarm panel. Wood flooring, coved ceiling and inset ceiling spotlights. Glazed door to the inner hallway. Panelled door to the:

### Refitted Cloakroom

Obscured UPVC double glazed window to the front. Anthracite towel radiator. Modern two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights..

### Inner Hallway

Radiator. Stairs to the first floor. Wood flooring, coved ceiling and inset ceiling spot. Smoke alarm. Glazed doors off and into:

### Living Room

20'6" x 12'5" (6.25m x 3.78m)  
UPVC double glazed window to the front. Two radiators. Feature fireplace with living flame gas fire inset. Television and telephone points. Wood flooring and coved ceiling. Double glazed sliding patio doors to the:

### Conservatory

11'6" x 10'1" (3.51m x 3.07m)  
UPVC double glazed and brick construction with French doors to the side. Radiator. Wood flooring.

### Refitted Kitchen/Dining Room

20'8" x 11'11" (6.30m x 3.63m)  
UPVC double glazed windows to the front and rear. Two contemporary radiators. Comprehensive range of modern high gloss wall, base and drawer units with granite work surfaces and splash-backs. Inset stainless steel one and half bowl sink unit with mixer tap and engraved drainer. Built-in electric oven and four-ring hob with extractor hood over. Integrated dishwasher and fridge/freezer. Space for table. Wood flooring, coved ceiling and inset ceiling spot. Panelled door to the:



### **Refitted Utility Room**

7'11" x 6'6" (2.41m x 1.98m)

UPVC double glazed door to the rear. Radiator. High gloss wall, base and drawer units with granite work surfaces and splash-backs. Plumbing for washing machine. Enclosed Worcester gas central heating boiler and heating control panel. Extractor fan. Wood flooring and inset ceiling spotlights.

### **FIRST FLOOR**

#### **Galleried Landing**

UPVC double glazed window to the rear. Radiator. Balustrade. Smoke alarm. Coved ceiling. Access to fully boarded loft space with pull down ladder. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

#### **Bedroom One**

12'9" x 11'1" max (3.89m x 3.38m max)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with panelled doors enclosing. Television point. Coving. Panelled door to the:

#### **Refitted En Suite Bath & Shower Room**

Obscured UPVC double glazed window to the front. Anthracite towel radiator. Four piece white suite with tiled surrounds comprising freestanding bath with shower mixer tap, Large walk-in shower enclosure with contemporary rainfall shower over, additional shower attachment and glass screen enclosing; wash hand basin with drawers under and w/c with enclosed cistern and dual push flush. Illuminated mirror. Extractor fan. Tiled flooring and inset ceiling spotlights.

#### **Bedroom Two**

12'6" x 10'11" (3.81 x 3.33)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing. Coved ceiling.

#### **Bedroom Three**

12'9" x 7'6" (3.89m x 2.29m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing. Coved ceiling.

#### **Bedroom Four**

9'5" x 7'9" (2.87 x 2.36)

UPVC double glazed window to the front. Radiator. Built-in wardrobe with panelled door enclosing. Coved ceiling.

#### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the front. Anthracite towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with rainfall shower over, additional shower attachment and glass screen enclosing; wash hand basin with drawers under and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Block paved driveway providing off road parking for several vehicles. Borders with a variety of plants, trees and shrubs. Gas and electric meters. Path to the side leading enclosed refuse area and personal door to the double garage.

#### **To The Rear**

Good sized enclosed south facing landscaped gardens with private aspect comprising patio area to the immediate rear, large area laid to lawn with a variety of plants, trees and shrubs, and additional patio area. Outside tap and lights. Enclosed by fencing and walling with gated side pedestrian access.

#### **Double Garage**

17'6" x 17'2" (5.33m x 5.23m)

Two up and over doors to the front. Power and lighting. Eaves storage. Inset ceiling spotlights. UPVC double glazed door to the side.



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



Total area: approx. 172.5 sq. metres (1856.9 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.