



25 Castell Close Hilperton Trowbridge BA14 7UJ

- Beautifully Presented & Extended Executive Style Detached Family Home
- Undergone Refurbishment Throughout
- Large Kitchen/Dining/Family Room
- Cloakroom, Utility Room & Family Bathroom
- Good Sized Private South facing Garden
- Tucked Away in a Cul-De-Sac Location Close to Shop, Primary School & Woods
- Living Room with Woodburner & Office
- Four Double Bedrooms, Three En Suite
- Upgraded Heating & Oak Internal Doors
- Double Garage & Driveway for Four Vehicles

Guide Price £495,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite obscured double glazed door to the front. Radiator. Alarm key pad. Smoke alarm. Stairs to the first floor with cupboard under housing fuse box and solar panel controls. Acrylic tiled tiled flooring and coved ceiling. Oak doors off and into: cloak/boot cupboard with shelving.

Refitted Cloakroom

Radiator. two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Extractor fan. Acrylic tiled tiled flooring.

Living Room

14'3" x 13'6" (4.36 x 4.12)
UPVC double glazed windows to the front and side. Radiator. Contemporary wood burner with slate hearth. Television and telephone points. Coved ceiling.

Office

7'10" x 6'9" (2.40 x 2.08)
UPVC double glazed window to the side. Radiator. Television and telephone points. Acrylic tiled tiled flooring.

Kitchen/Family/Dining Room

27'6" x 19'6" max (8.40 x 5.95 max)

Kitchen/Dining Area

UPVC double glazed window to the rear. Radiator with cover. Extensive range of wall, base, drawer and larder units with solid wood work tops and tiled splash-backs. Breakfast bar. Stainless steel Franke one and a half bowl sink drainer unit with swan neck mixer tap and waste disposal system. Built-in high level Neff hide and slide oven and compact steam oven. Built-in AEG four-ring induction hob with contemporary extractor hood over. Plumbing for dishwasher. Space for American style fridge/freezer. Wine fridge. Pull out refuse drawer. Acrylic tiled tiled flooring and inset ceiling spotlights. Smoke alarm.

Family Area

UPVC double glazed windows to the rear and sides. UPVC double glazed French doors to the rear leading onto gardens. Two Velux windows. Acrylic tiled tiled flooring with under-floor heating. Wall lights.



Utility Room

7'3" x 5'8" (2.23 x 1.74)

Obscured UPVC double glazed door to the side. Radiator. Wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit. Plumbing for washing machine. Space and vent for dryer. Wall mounted Viessmann boiler - installed approx 18 months ago. Extractor fan. Water softener. Acrylic tiled tiled flooring

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Access to loft space. Oak doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Main Bedroom

16'10" x 13'8" (5.15 x 4.17)

UPVC double glazed window to the front. Radiator. Full length run of built-in wardrobes with drawers. Television point. Archway to:

Dressing Area

6'6" x 5'9" (1.99 x 1.76)

UPVC double glazed window to the front. Oak door to the landing. Oak door to fitted storage cupboard. Oak door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with rainfall shower over, additional shower attachment and doors enclosing, wash hand basin with drawers under and w/c with dual push flush. Illuminated mirror. Two wall mounted cabinets. Shaving point and extractor fan. Tiled flooring.

Bedroom Two

12'8" x 10'7" min (3.87 x 3.25 min)

UPVC double glazed windows to the rear and side. Radiator. Two built-in double wardrobes. Television point. Oak door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with with rainfall shower over, additional shower attachment and door enclosing, wash hand basin with drawers under and w/c. Illuminated mirror. Wall mounted cabinet. Shaving point and extractor fan. Acrylic tiled flooring.

Bedroom Three

11'3" x 8'1" min (3.45 x 2.48 min)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes. Television point. Oak door to the:

Refitted En Suite Shower Room

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with with rainfall shower over, additional shower attachment and doors enclosing, wash hand basin with drawers under and w/c. Mirrored cabinet. Shaving point and extractor fan. Acrylic tiled flooring.

Bedroom Four

11'7" x 8'6" max (3.54 x 2.60 max)

UPVC double glazed window to the rear. Radiator. Television point.

Refitted Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboards under and w/c with dual push flush. Illuminated mirror. Shaving point and extractor fan. Acrylic tiled flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Lighting. Driveway providing off road parking for several vehicles. Area laid to lawn with tree. Gated pedestrian access to the rear garden.

To The Rear

Enclosed south facing landscaped gardens with extremely private aspect comprising large decked area to the immediate rear and additional flagstone patio, raised beds with a variety of plants and shrubs; and large area laid to lawn. External tap and lighting. Additional paved area suitable for storage with raised bed, covered storage area, gas and electric meters. All enclosed by fencing and walling.

Double Garage

17'2"x 16'0" (5.24x 4.90)

Two remote controlled, electric roller doors to the front. Power and lighting. Oak door to the entrance hall.

SOLAR PANELS:

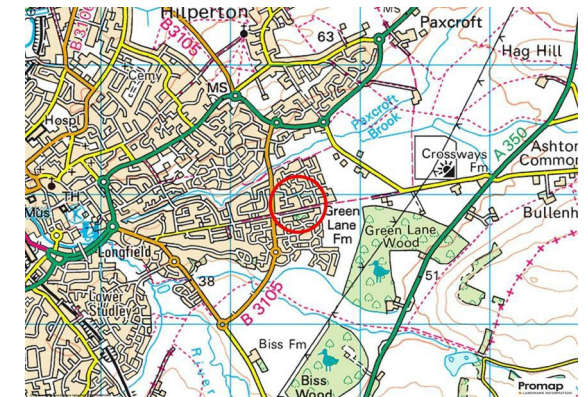
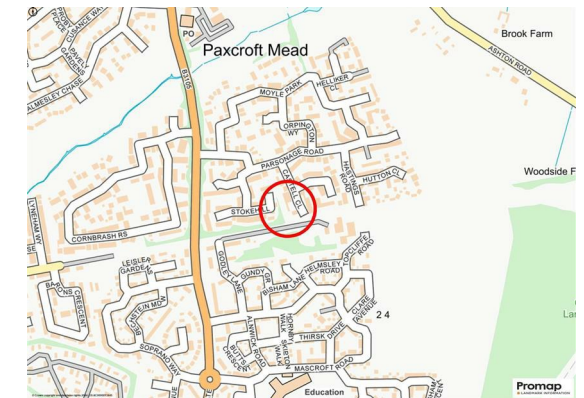
Leasehold - terms to be confirmed.



Tenure **Freehold**
Council Tax Band **F**
EPC Rating **B**



Total area: approx. 203.8 sq. metres (2193.5 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.