



11 Lacock Gardens Hilperton Trowbridge BA14 7TF

- Beautifully Presented Four Bedroom Detached House, in a Highly Regarded Area on the Edge of a Sought After Village
- Dual Aspect Living Room & Dining/Family Room
- Refitted Cloakroom & En Suite (2024) & Family Bathroom
- Gas Central Heating (Pressurised Tank Replaced 2024)
- Garage & Driveway with Potential to Create Double Driveway
- Conveniently Located for Access to popular Mead Primary School, Rugby Club, Shops, Pub & Village Centre
- Refitted Kitchen/Dining Room & Utility Room
- Newly Fitted Carpets Throughout (2024)
- Beautifully Landscaped Gardens with Southerly Aspect
- Offered For sale with No Chain - Early Viewing Essential

Guide Price £465,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed, composite panelled door to the front. Radiator. Stairs to the first floor. Smoke alarm. Coving. Telephone point. Fuse box. Panelled doors off and into:

Refitted Cloakroom

Radiator. Two piece white suite comprising wash hand basin and w/c with dual push flush. Tiled effect flooring. Extractor fan.

Living Room

20'3 x 10'9 (6.17m x 3.28m)
UPVC double glazed window to the front. Two radiators. Feature stone fireplace with living flame gas fire inset. Television point. Coving. Double glazed sliding patio doors to the rear.

Dining/Family Room

10'7 x 10'1 (3.23m x 3.07m)
UPVC double glazed window to the front. Radiator. Coving.

Refitted Kitchen/Dining Room (2023)

16'5 x 13'2 (5.00m x 4.01m)
Two UPVC double glazed windows to the rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs, under cupboard lighting and rolled top work surfaces. Stainless steel one and half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring hob with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Space for table. Wood effect flooring and inset ceiling spotlights. UPVC double glazed door to the side. Panelled door to the:

Utility Room

14'1 x 5'8 (4.29m x 1.73m)

UPVC double glazed window to the front. Radiator. Base mounted units with tiled splash-backs and rolled top work surface. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Wall mounted boiler. Wood effect flooring. Access to loft space. UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Access to loft space. Coving. Panelled doors off and into: airing cupboard housing replacement pressurised hot water tank (2024).

Bedroom One

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window to the front. Radiator. Built-in double and single wardrobes. Coving. Panelled door to the:

Refitted En Suite Shower Room (2024)

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with aqua-board surrounds comprising shower cubicle with rain-fall shower over, additional shower attachment and door enclosing, oval wash hand basin and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

11'0 x 10'1 (3.35m x 3.07m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Coving.

Bedroom Three

9'0 x 8'0 min (2.74m x 2.44m min)

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

Bedroom Four

11'6 x 6'10 (3.51m x 2.08m)

UPVC double glazed window to the rear. Radiator. Built-in single wardrobe. Coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

EXTERNALLY

To The Front

Path to the front door with entrance light. Areas laid to lawn with trees and shrubs. Gas and electric meters. Driveway providing off road parking. Potential to create additional parking. Gated side pedestrian access to the rear.

To The Rear

Beautifully landscaped and mature gardens with private southerly aspect comprising paved patio area to the immediate rear, area laid to lawn and well stocked established borders with a variety of plants, trees and shrubs. External tap and lights. Space for bins. Enclosed by fencing and walling.

Garage

17'3 x 8'10 (5.26m x 2.69m)

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



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



Total area: approx. 136.0 sq. metres (1464.1 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.