



## 4 Marshmead

Hilperton Trowbridge BA14 7SE

- Well Presented Three Bedroom Semi-Detached House in a Popular Cul De Sac
- Living Room & Dining Room
- Modern Bathroom
- Gas Central Heating
- Block Paved Driveway for Three Vehicles
- Highly Regarded Village Close to Primary School, Shop, Garden Centre/Cafe & Canal
- Modern Fitted Kitchen
- UPVC Double Glazing
- Good Sized South Facing Garden
- Viewing Recommended

**Offers Over £260,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite door to the front. Mat-well. UPVC double glazed window to the side. Radiator. Stairs to the first floor with cupboard under. High level cupboard housing electric key meter and fuse box. Wood effect flooring. Smoke alarm. Doors off and into:

### Living Room

14'8" x 12'8" into bay (4.47 x 3.86 into bay)

UPVC double glazed bay window to the front. Feature fireplace with wood mantel and living flame gas fire inset. Wood block flooring under carpet. Television point. Coving and wall lights. Opening into:

### Dining Room

12'8" x 9'11" (3.86 x 3.02)

UPVC double glazed sliding patio doors to the rear. Radiator. Extractor. Wood block flooring under carpet. Coving. Door to the:



## **Kitchen**

13'1" x 7'10" max (4.01 x 2.41 max)  
UPVC double glazed window to the rear. Range of modern range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Acrylic single sink drainer unit with pull-down spray tap. Stainless steel Hotpoint gas cooker with stainless steel extractor hood over. Plumbing for washing machine. Door to pantry with window to the side, power and space for fridge/freezer. Wood effect ceramic tiled flooring. Door to the hall. UPVC double glazed door to the side.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the side. Smoke alarm. Access to loft space. Doors off and into:

### **Bedroom One**

12'1" x 10'6" (3.68 x 3.20)  
UPVC double glazed window to the front. Radiator.

### **Bedroom Two**

12'7" x 10'0" max (3.86 x 3.05 max)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with cupboards over; and drawers Airing cupboard housing Ideal combi boiler and shelving.

## **Bedroom Three**

8'9" x 7'8" (2.67 x 2.36)  
UPVC double glazed windows to the front and side. Radiator. Built-in cupboard.

## **Family Bathroom**

Obscured UPVC double glazed windows to the rear and side. Chrome towel radiator. Modern three piece white suite with tiled surrounds comprising corner bath with with rain-fall shower over and additional hand-held shower attachment, wash hand basin with cupboard under and w/c. Extractor fan. Sealed floor. Mirrored medicine cabinet.

## **EXTERNALLY**

### **To The Front**

Storm porch over front door. Block paved driveway for three vehicles. Gated side pedestrian access to the rear.

### **To The Rear**

Good sized southerly facing garden with private aspect comprising paved patio area to the immediate rear with pergola, large area laid to lawn; and a variety of plants, trees and shrubs. External power points, light and tap. All enclosed by fencing.

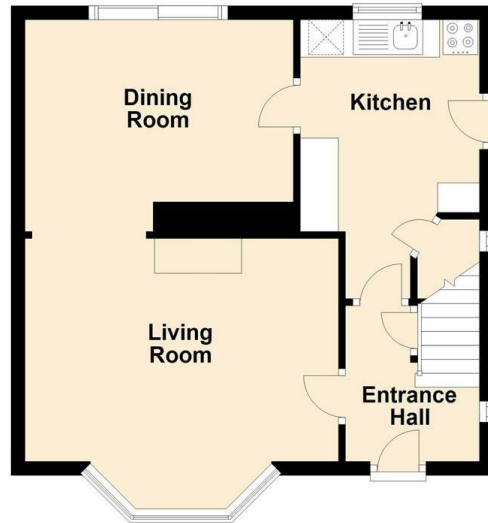




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **C**

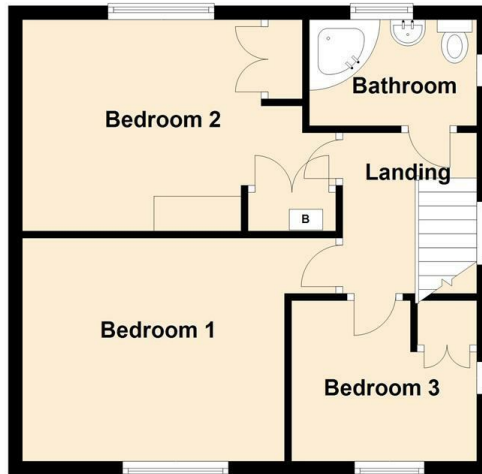
### Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)

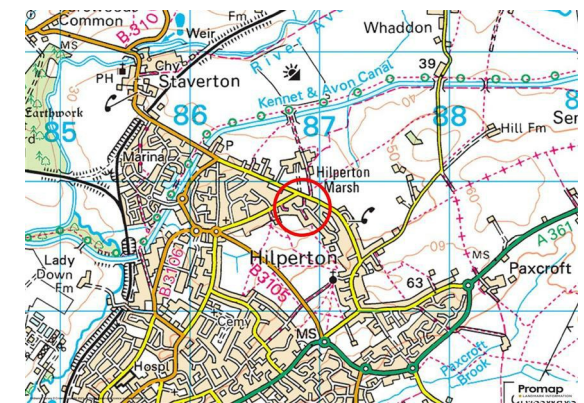


### First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.2 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.