




KINGSTONS



27 St. Marys Close

Hilperton Marsh Trowbridge BA14 7PN

- Large Four Bedroom Family Home in Well Regarded Hilperton Marsh Area
- Living Room, Garden Room & Dining/Family Room
- Cloakroom & Family Bath/Shower Room
- Gas Central Heating
- Garage & Driveway
- Close to Primary School, Shop, Avonfield Kitchen & Canal Side Walks
- Refitted Kitchen/Breakfast Room & Utility Room
- UPVC Double Glazing
- Good Sized Rear Garden
- No Onward Chain

Offers Over £300,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Entrance light. Obscured glazed door with side panel window to the:

Entrance Hall

Radiator. Stairs to the first floor with small cupboard under. Laminate flooring. Doorways off to dining room and kitchen. Panelled door to the:

Living Room

22'2" x 11'7" (6.76 x 3.53)
Double glazed window to the front. Two radiators. Feature open fireplace with red brick surround and stone hearth. Television point. Wall lights and coving. Panelled door to the kitchen. Feature archway to the:

Garden Room

13'3" x 8'9" (4.04 x 2.67)
UPVC double glazed windows to the rear and side. Radiator. Laminate flooring. UPVC double glazed French door to the rear.

Refitted Kitchen/Breakfast Room

14'3" x 14'2" Max - L-Shaped (4.34 x 4.32 Max - L-Shaped)
UPVC double glazed window to the rear. Radiator. Range of shaker style wall, base and drawer units with wood effect work surfaces. Ceramic sink drainer unit with mixer tap. Range cooker with five-ring gas hob. Plumbing for dishwasher. Space for fridge/freezer. Glass panelled door to the utility. Opening to the:

Dining/Family Room

13'10" x 8'0" (4.22 x 2.44)
Double glazed bay window to the front. Radiator. Laminate flooring and wall lights. Cupboard housing fuse box and controls/meter for solar panels.

Utility Room

7'5" x 6'5" (2.26 x 1.96)

Part glazed door and obscured glazed window to the rear. Plumbing for washing machine. Door to the garage. Door to the:

Cloakroom

Wash hand basin with splash-backs and w/c.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Balustrade. Smoke alarm. Panelled doors off and into:

Bedroom One

11'7" x 9'1" (3.53 x 2.77)

UPVC double glazed window to the front. Radiator. Run of built-in wardrobes with cupboards over.

Bedroom Two

11'6" x 9'1" (3.51 x 2.77)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

10'11" x 7'10" max (3.33 x 2.39 max)

UPVC double glazed window to the front. Radiator.

Bedroom Four

8'5" x 7'9" (2.57 x 2.36)

UPVC double glazed window to the rear. Radiator.

Bath & Shower Room

Obscured UPVC double glazed windows to the rear and side. Chrome towel radiator. Four piece white with tiled surrounds comprising panelled bath, walk-in shower enclosure with mains shower over, wash hand basin with cupboard under and w/c. Tiled flooring. Access to loft space with ladder and housing Vaillant combi boiler.

EXTERNALLY

To The Front

Area laid to lawn with shrub. Tarmac driveway providing off road parking for two vehicles.

To The Rear

Good sized enclosed low maintenance gardens comprising patio area to the immediate rear, decked area, area laid to wood chippings, area laid to loose stone chippings and border with a variety of plants and shrubs. Enclosed by fencing.

Garage

17'0" x 7'9" (5.18 x 2.36)

Up and over door to the front. Power and lighting. Door to the utility room.

AGENTS NOTE:

The solar panels were installed in November 2011 by Home Sun. The solar panels provide free electricity to the property in day light hours. The contract is for 25 years and is transferable to the new owners.

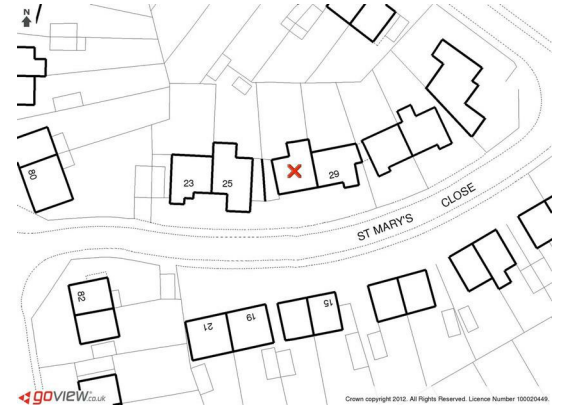
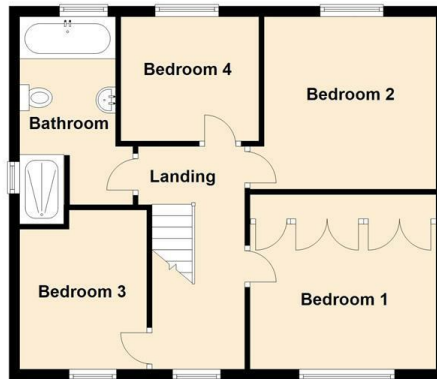


Tenure **Freehold**
 Council Tax Band **D**
 EPC Rating **C**

Ground Floor
 Approx. 88.1 sq. metres (948.2 sq. feet)



First Floor
 Approx. 53.9 sq. metres (579.8 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.