



**KINGSTONS**



## 2 Stokehill

Hilperton Trowbridge BA14 7TJ

- Beautifully appointed & spacious four bedroom detached home in a cul de sac position
- Living Room & Garden Room
- Cloakroom & Utility Room
- UPVC Double Glazing
- Low Maintenance Garden
- Well regarded Paxcroft Mead area close to primary schools, Green Lane woods & parkland
- Modern Kitchen/Dining Room
- En Suite & Family Bathroom
- Gas Central Heating
- Garage & Driveway

**Guide Price £375,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Stairs to the first floor. Smoke alarm. Panelled door to the:

### Living Room

16'1" into bay x 13'4" (4.90m into bay x 4.06m)  
UPVC double glazed window to the front with fitted shutters. Radiator. Feature fireplace with oak surrounds and electric fire inset. Television and telephone points. Engineered oak flooring, coving and ceiling rose. Panelled door to the under stairs storage cupboard. Panelled door to the:

### Kitchen/Dining Room

20'5" x 9'1" (6.22m x 2.77m)  
UPVC double glazed window to the rear. Contemporary vertical radiator. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap. Built-in high level stainless steel electric double oven. Built-in four-ring induction hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Breakfast bar. Space for table. Tiled flooring and inset ceiling spotlights. Panelled door to the utility. UPVC double glazed French doors to the:

### Garden Room

13'2" x 10'11" (4.01m x 3.33m)  
UPVC double glazed and brick construction with pitch tiled roof. Double glazed Velux window. UPVC double glazed French doors to the rear garden.

### Utility Room

4'11" x 4'1" (1.50m x 1.24m)  
Double glazed panelled door to the rear.  
Radiator. Wall mounted unit and rolled top work surface. Plumbing for washing machine. Space for dryer. Wall Potterton mounted boiler. Wood effect vinyl flooring. Panelled door to the:

### Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c. Wood effect vinyl flooring and inset ceiling spotlights.

## FIRST FLOOR

### Landing

Smoke alarm. Access to loft space with ladder and light. Coving. Panelled doors off and into:

### Bedroom One

13'5" x 11'5" (4.09m x 3.48m)  
UPVC double glazed window to the front. Radiator. Built-in run of wardrobes. Panelled door to the airing cupboard housing hotwater tank. Television and telephone points. Coving. Panelled door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower and doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring, coving and inset ceiling spotlights. Shaving point and extractor fan.

### Bedroom Two

14'0" x 8'9" (4.27m x 2.67m)  
UPVC double glazed windows to the front and side. Radiator. Television point. Coving.

### Bedroom Three

11'3" x 9'4" (3.43m x 2.84m)  
UPVC double glazed window to the rear. Radiator. Coving.

### Bedroom Four

8'9" x 6'11" (2.67m x 2.11m)  
UPVC double glazed window to the rear. Radiator. Coving. Built-in wardrobes.

### Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over, wash hand basin with cupboard under and w/c. Large mirror. Shaving point and extractor fan. Tiled flooring, coving and inset ceiling spotlights.

## EXTERNALLY

### To The Front

Storm porch over front door with entrance light. Tarmac driveway and gravel areas providing off road parking for three vehicles. Enclosed by railings and hedgerow. Gated side pedestrian access to the rear.

### To The Rear

Enclosed low maintenance landscaped gardens comprising large patio area to the immediate rear, decked area, areas laid to loose stone chippings, and raised border with tree and shrubs. Garden shed. External tap and light. All enclosed by fencing.

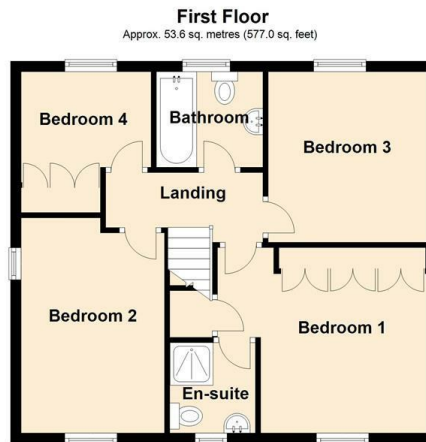
### Garage

18'1" x 8'11" (5.51 x 2.72)  
Up and over door to the front. Power, lighting and water.

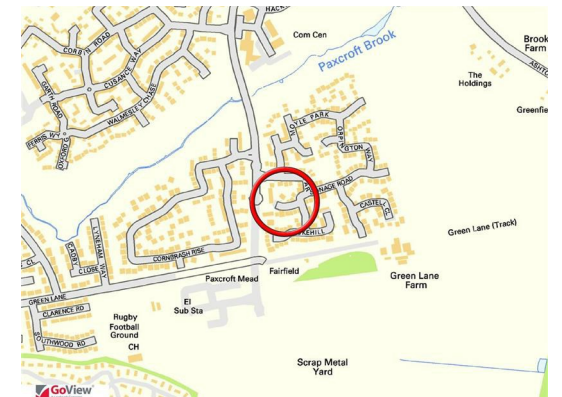




Tenure **Freehold**  
 Council Tax Band **E**  
 EPC Rating **D**



Total area: approx. 126.3 sq. metres (1360.0 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.