

## 23 Cresswell Drive

Hilperton Trowbridge BA14 7TN

A beautifully presented, high specification, three bedroom detached, double fronted home tucked away in a small cul de sac within the well regarded village of Hilperton close to pub, rugby club, parkland walks and primary school. The property has recently undergone a program of refurbishment to include new kitchen, flooring, bathrooms, central heating system and windows. Viewing is highly recommended Accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen, en suite shower room and family bathroom. Benefits include double glazing, gas central heating, enclosed rear garden, detached garage and driveway providing off road parking.

**Offers Over £325,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Part double glazed door to the front. Radiator. Wood effect flooring and coved ceiling. Stairs to the first floor. Smoke alarm. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front (2023). Radiator. Pedestal wash hand basin with tiled splash back and a w/c. Panelled door to under stairs storage cupboard housing water softener. Vinyl flooring and coved ceiling.

### Living Room

14'5" x 12'4" (4.41 x 3.78)

Double glazed window to the rear and double glazed French doors to the rear garden. Two radiators. Feature open fireplace with marble hearth and surround with wood mantle. Television point. Engineered hardwood flooring and coved ceiling.

### Dining Room

11'4" x 8'7" (3.46 x 2.62)

UPVC double glazed window to the front (2023). Radiator. Telephone point. Wood effect flooring and coved ceiling.



### **Refitted Kitchen (2018)**

10'4" x 9'0" (3.15 x 2.75)

Double glazed patio doors to the rear garden. Modern vertical radiator. Range of modern wall, base and drawer units with slim laminate work surfaces and splash-backs. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and five-ring gas hob with aluminium laminate splash back and extractor hood over. Integrated dishwasher. Built-in drinks fridge. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Fuse box. Tiled effect flooring, coved ceiling and inset ceiling spotlights. Enclosed Worcester boiler - installed 2016.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the front (2023). Radiator. Access to part boarded loft. Smoke alarm. Panelled doors off and into: airing cupboard housing pressurised hot water tank (2016) and shelving.

#### **Bedroom One**

15'7" x 11'1" max (4.77 x 3.40 max)

Double glazed window to the rear. Radiator. Built-in double wardrobe. Television point. Panelled door to the:

#### **Refitted En Suite Shower Room (2020)**

Obscured double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising tiled shower cubicle with mains rain-fall shower over, additional shower attachment and door enclosing, pedestal wash hand basin and a w/c. Extractor fan. Shaving point. Tiled flooring and inset ceiling spotlights.

#### **Bedroom Two**

8'10" x 8'2" (2.70 x 2.51)

Double glazed window to the rear. Radiator. Built-in wardrobe. Television point.

### **Bedroom Three**

11'1" x 6'3" (3.40 x 1.92)

UPVC double glazed window to the front (2023). Radiator.

### **Refitted Family Bathroom (2017)**

Obscured 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 cupboard under and w/c. Extractor fan. Tiled flooring.

### **EXTERNALLY**

#### **To The Front & Side**

Path leading to the front door with storm porch over and entrance light. Areas laid to lawn with a variety of plants, trees and shrubs.

#### **To The Rear**

Good sized enclosed rear garden comprising patio area to the immediate rear, area laid to lawn, additional patio area and a variety of plants, trees and shrubs. Enclosed by fencing and walling with gated rear access leading to garage and driveway.

### **Garage & Parking**

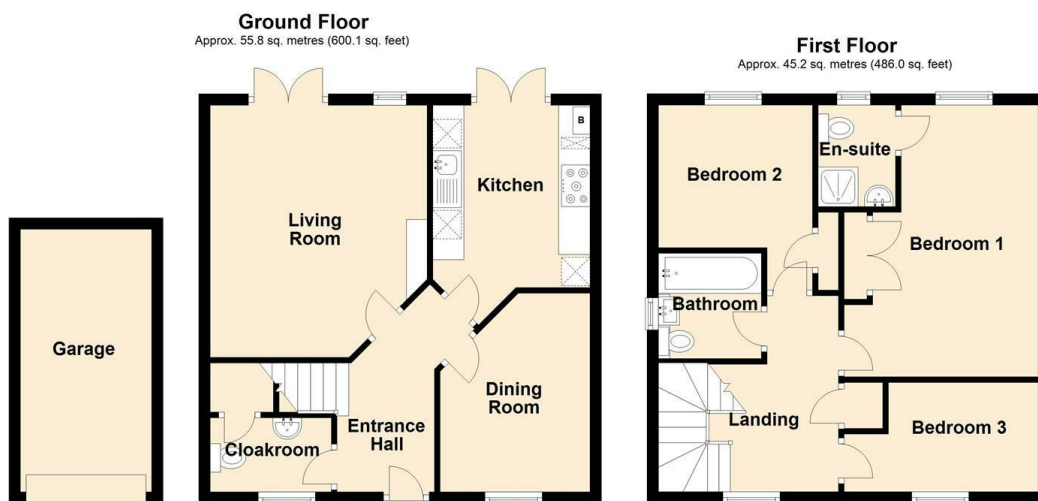
15'1" x 7'6" (4.60 x 2.30)

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





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



Total area: approx. 100.9 sq. metres (1086.2 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.

