



2 Leventon Place

Hilperton Trowbridge BA14 7US

A well presented and extended modern four bedroom detached family home, situated within a small cul-de-sac off the highly regarded Lacock Gardens in the popular village of Hilperton close to primary school, parkland and local shops. The neutrally presented, spacious interior boasts entrance hall, cloakroom, three reception rooms, refitted contemporary kitchen, breakfast & utility room with Bosch integrated appliances, Corian work surfaces & fitted dining booth, four good sized bedrooms, upgraded en suite shower room and refitted bathroom with stone tiling. Additional features include full fibre broadband, UPVC double glazing, gas central heating, southerly facing landscaped garden with decking; and block paved driveway leading to garage with remote power assisted sliding gate. Viewing is highly recommended.

Offers Over £400,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. UPVC double glazed window to the side. Radiator. Telephone point. Wood flooring and inset ceiling spotlights. Smoke alarm. Fuse box. Stairs to the first floor with storage recess under. Panelled doors off and into: cloak cupboard.

Cloakroom

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

Living Room

16'4" x 12'2" (4.98 x 3.71)

UPVC double glazed window and French doors to the rear. Radiator. Contemporary wood burner with glass hearth. Television point.

Family/Dining Room

11'0" x 9'3" (3.35 x 2.82)

UPVC double glazed window to the front. Radiator. Television point. Wood effect flooring.

Study

7'7" x 7'6" (2.31 x 2.29)

UPVC double glazed window to the front. Radiator. Inset ceiling spotlights.

Kitchen

15'10" x 8'5" (4.83 x 2.59)

UPVC double glazed window to the rear. Extensive range of modern wall, base and larder units with Corian work surfaces and upstands. Inset stainless steel sink unit with mixer tap. Built-in high level Bosch electric double oven and warming drawer. Built-in Bosch five ring gas hob with extractor hood over. Integrated dishwasher. Space and plumbing for American style fridge/freezer. Granite tiled flooring and inset ceiling spotlights. Opening to the:



Breakfast Area & Utility

14'5" x 4'4" (4.39 x 1.32)

UPVC double glazed window to the front and double glazed Velux window. L-shaped built-in seating booth with storage under.

Utility Area: Double glazed Velux window. UPVC double glazed door to the rear. Granite tiled flooring. Modern wall, base and larder units with Corian work surfaces and upstands. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Granite tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Smoke alarm. Access to loft space. Inset ceiling spotlights. Panelled doors off and into: airing cupboard housing pressurised hot water tank.

Bedroom One

13'1" x 12'1" (3.99 x 3.68)

UPVC double glazed window to the front. Radiator. Television point. Panelled door to the:

Upgraded En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising large shower enclosure with mains shower and sliding doors enclosing, pedestal wash hand and w/c. Illuminated mirror, shaving point and extractor fan. Inset ceiling spotlights.

Bedroom Two

12'3" x 9'6" (3.73 x 2.90)

UPVC double glazed window to the front. Radiator. Panelled door to single wardrobe.

Bedroom Three

11'1" x 8'9" (3.40 x 2.69)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

11'5" x 9'6" max (3.48 x 2.90 max)

UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising shower end panelled bath with mains shower over and glass

screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and push flush. Illuminated anti-steam mirror and extractor fan. Stone tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Flagstone path to front door with storm porch over and entrance light. Areas laid to loose stone chippings and raised bed with cut sleepers enclosing. Gas and electric meters. Flagstone path to the side. Railings enclosing.

To The Rear

Enclosed south-easterly facing garden comprising flagstone patio to the immediate rear, area laid to lawn, raised deck and raised beds with cut sleepers enclosing. External tap and lighting. Contemporary fencing enclosing with open access leading onto driveway.

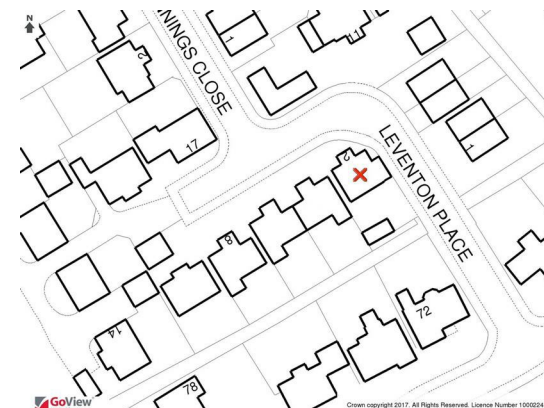
Garage & Driveway

20'0" x 10'0" (6.10 x 3.05)

Up and over door to the front. Eaves storage. Part glazed door to the side. Power and lighting. Block paved driveway to the front with 6ft sliding gate enclosing.



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



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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.