



23 Stourton Park

Hilperton Trowbridge BA14 7TY

Beautifully presented and refurbished executive style four double bedroom detached house, situated on a large corner plot in a small cul de sac within the well regarded village of Hilperton close to parkland walks, open countryside, shops and popular pub. The spacious accommodation comprises entrance hall, living room, dining room, office, refitted kitchen/family room, refitted utility room, refitted cloakroom, two refitted en suite shower rooms and refitted Jack & Jill bathroom. Benefits include UPVC double glazing, gas central heating with upgraded Vaillant boiler, engineered wood flooring and high quality refitted carpets. External features include good sized private landscaped gardens with south-easterly aspect, double garage, workshop and driveway providing off road parking. Offered for sale with no onward chain. Early viewing highly recommended as properties of this calibre and in this area always prove popular.

Guide Price £625,000 Freehold





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed windows and composite door to the front. Mat-well. Radiator. Alarm panel. Engineered wood flooring and coving. Telephone point. Stairs to the first floor. Smoke alarm. Glazed double doors to the dining room. Panelled doors off and into:

Living Room

16'10 x 11'11 (5.13m x 3.63m)
UPVC double glazed window to the rear. Two modern radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Engineered wood flooring, coving and ceiling rose. Television point.

Dining Room

14'4 x 14'2 (4.37m x 4.32m)
UPVC double glazed bay window to the front. Modern vertical radiator. Engineered wood flooring, coving and ceiling rose. Television point.

Office

9'0 x 8'0 max (2.74m x 2.44m max)
Two UPVC double glazed windows to the front. Radiator. Engineered wood flooring.

Refitted Kitchen/Family Room

21'0 x 15'3 max (6.40m x 4.65m max)
UPVC double glazed window and French doors to the rear. Two modern radiators. Range of modern wall, base and larder units with concealed drawers and storage systems; granite work tops and splash-backs. Breakfast island unit with granite worktop. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven with warming drawer under. Built-in stainless steel five ring gas hob with stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Tiled flooring and inset ceiling spotlights. Space for table. Panelled door to the:

Refitted Utility Room

7'9 x 5'0 (2.36m x 1.52m)
UPVC double glazed door to the side. Modern base mounted units with granite work tops and splash-backs. Inset stainless steel sink with engraved drainer. Plumbing for washing machine. Space for dryer. Cupboard housing modern Vaillant boiler. Tiled flooring and inset ceiling spotlights. Extractor fan. Fuse box.

Refitted Cloakroom

Towel radiator. Two piece white suite with part tiled surrounds comprising wall hung wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan. Touch light mirror.

FIRST FLOOR

Landing

Access to loft space. Radiator. Smoke alarm. Coving. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

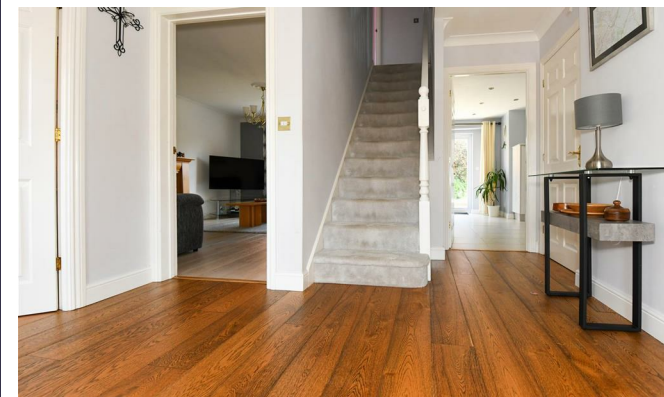
14'3 x 13'4 max (4.34m x 4.06m max)
Three UPVC double glazed windows to the front. Radiator. Built-in run of wardrobes and matching drawer sets. Coving. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard and w/c with dual push flush. Tiled flooring. Extractor fan. Shaving point.

Bedroom Two

12'3 x 12'2 (3.73m x 3.71m)
UPVC double glazed window to the rear. Radiator. Built-in wardrobes, high level cupboards, bedside cupboards and dressing table. Archway to en suite area with tiled surrounds, modern white wash hand basin with drawer under, spotlight over and shaving point. Panelled door to the:





Refitted Jack & Jill Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Two piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing; and w/c with dual push flush. Tiled flooring. Extractor fan. Panelled door to bedroom three.

Bedroom Three

12'3 x 12'0 (3.73m x 3.66m)
UPVC double glazed window to the rear. Radiator. Small built-in single wardrobe and matching drawers. Wood effect flooring. Opening to en suite area with tiled surrounds, modern white wash hand basin with drawer under, spotlight over and shaving point. Panelled door to the Jack & Jill Bathroom.

Bedroom Four

10'7 x 9'2 (3.23m x 2.79m)
Two UPVC double glazed windows to the front. Radiator. Built-in wardrobes, high level cupboards, dressing table and drawers. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard and w/c with dual push flush. Tiled flooring. Extractor fan. Shaving point.

EXTERNALLY

To The Front & Sides

Path to the front door with storm porch over and entrance light. Areas laid to artificial lawn with pebble edging. Stone chipping border with ornamental trees and shrubs. Tarmac driveway providing off road parking for 2-3 vehicles. Gas and electric meters. Gated side pedestrian access to the rear.

To The Rear

Good sized private landscaped gardens with south-easterly aspect comprising paved patio area across the rear of the property with low level walling enclosing, large area laid to lawn, additional paved patio area, stone chipping borders, and a variety of established plants, trees and shrubs. External tap and light. All enclosed by fencing and walling.





Double Garage

17'8 x 17'1 (5.38m x 5.21m)

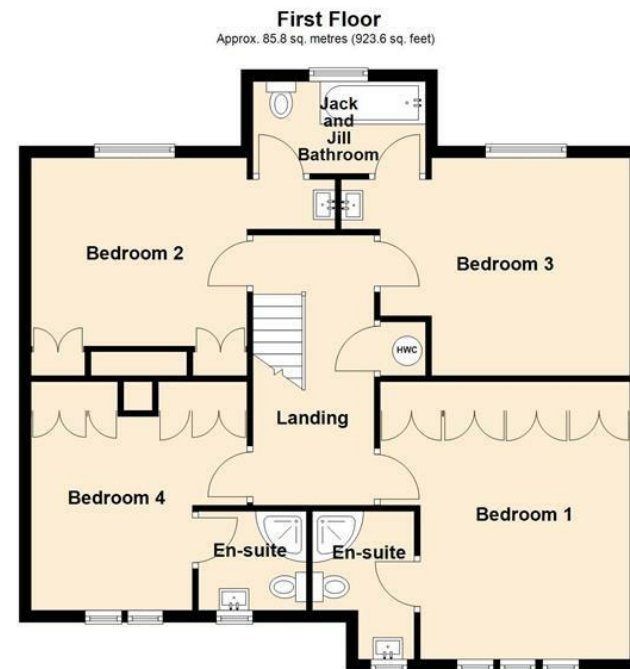
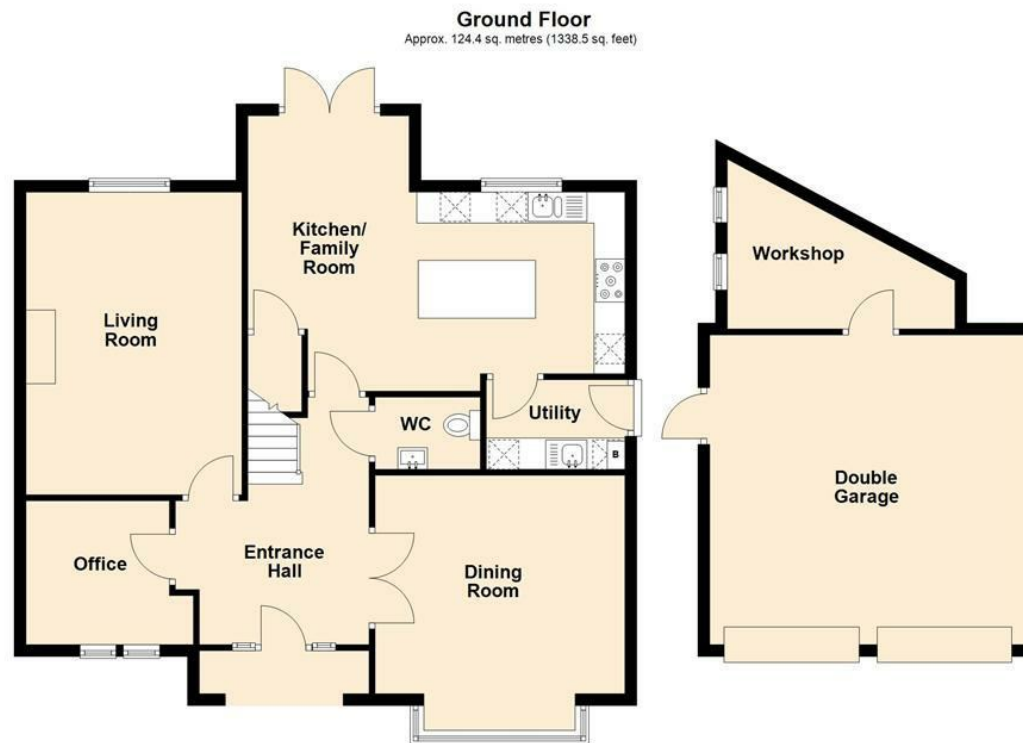
Two newly installed electric roller doors to the front. Power and lighting. Eaves storage. Personal door to the side into garden. Door to the:

Workshop

12'8 x 10'8 max (3.86m x 3.25m max)

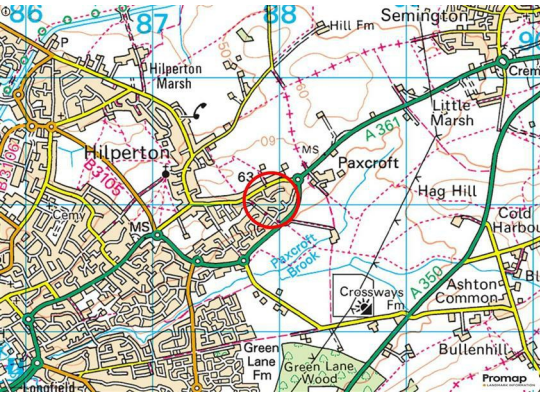
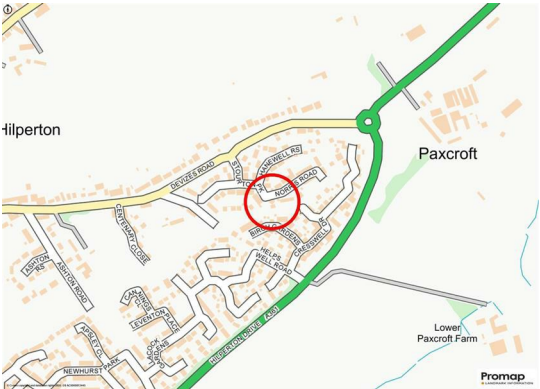
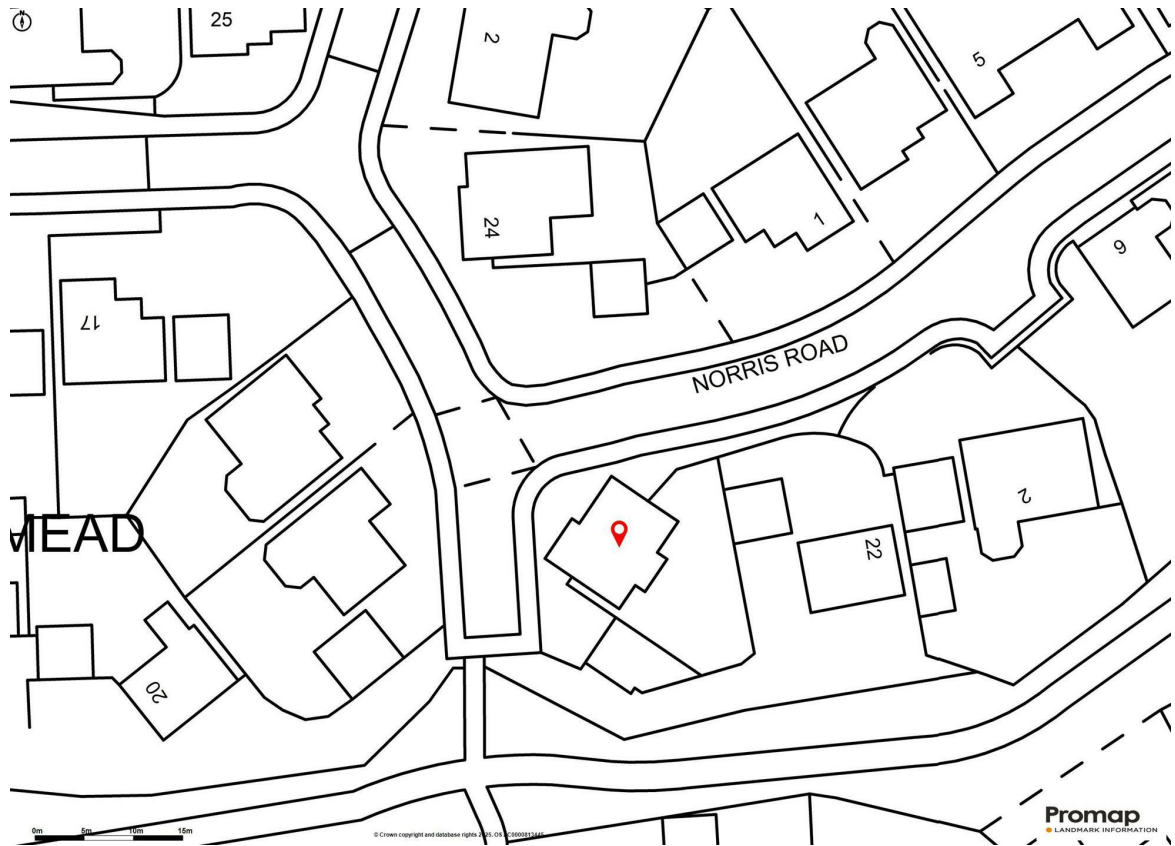
Two UPVC double glazed windows to the side. Power and lighting.





Total area: approx. 210.2 sq. metres (2262.1 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **F**
EPC Rating



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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.