



14 Woodhouse Gardens

Hilperton Trowbridge BA14 7QX

A newly decorated three bedroom linked semi-detached family home boasting a good sized enclosed private garden with patio; tucked away in a small cul-de-sac on the well regarded Paxcroft Mead development in the popular village of Hilperton close to the Ofsted rated 'outstanding' Mead primary school. This ideal first time or investment purchase boasts entrance hall, cloakroom, brand new fitted kitchen, lounge/dining room with French doors onto garden and family bathroom. Additional features include new flooring throughout, UPVC double glazing, gas central heating system with modern Worcester Bosch boiler (2023), good sized front garden and tarmac double driveway. Viewing is highly recommended - no onward chain.

Offers Over £245,000





AGENTS NOTE:

The redecoration, new flooring and refitted kitchen are to be completed. These are historical images for reference only.

ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Panelled doors off and into: cloak cupboard.

Newly Fitted Kitchen

8'6 x 8'1 (2.59m x 2.46m)

UPVC double glazed window to the front. Range of wall and base mounted units with tiled surrounds, rolled top work surfaces and under cupboard lighting. Stainless steel sink drainer unit with mixer tap. Brand new built-in electric oven and four-ring induction hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

Lounge/Dining Room

14'11 x 14'7 (4.55m x 4.45m)

UPVC double glazed window and French doors to the rear. Two radiators. Feature fireplace with marble surrounds and gas fire inset. Television point. Coved ceiling. Panelled door to under stairs storage cupboard.



Cloakroom

Radiator. Two piece white suite comprising: wash hand basin with tiled splash backs and w/c. Vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

Access to fully boarded loft space with ladder, power and light. Smoke alarm. Panelled doors off and into: airing cupboard housing Worcester Bosh boiler (fitted Sept 2023), hot water tank and shelving.

Bedroom One

12'9 x 8'2 into wardrobes (3.89m x 2.49m into wardrobes)
UPVC double glazed window to the rear. Radiator. Built-in wardrobes. Television and telephone points.

Bedroom Two

10'4 x 8'2 (3.15m x 2.49m)
UPVC double glazed window to the front. Radiator.

Bedroom Three

7'6 x 6'5 (2.29m x 1.96m)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece

white suite with extended tiled surrounds comprising panelled bath with shower mixer tap, brand new electric shower over and bi-fold screen, pedestal wash hand basin and w/c. Shaving point and extractor fan. Vinyl flooring.

EXTERNALLY

To The Front

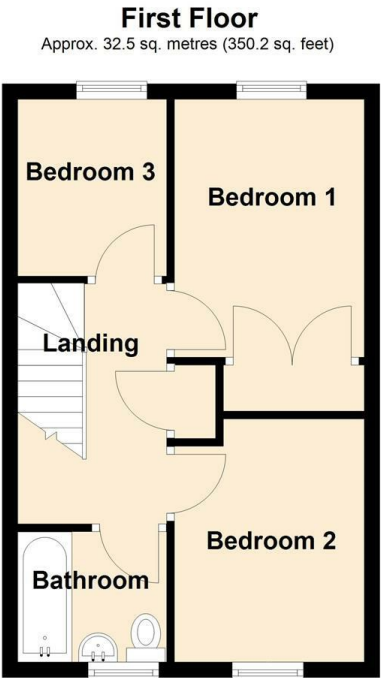
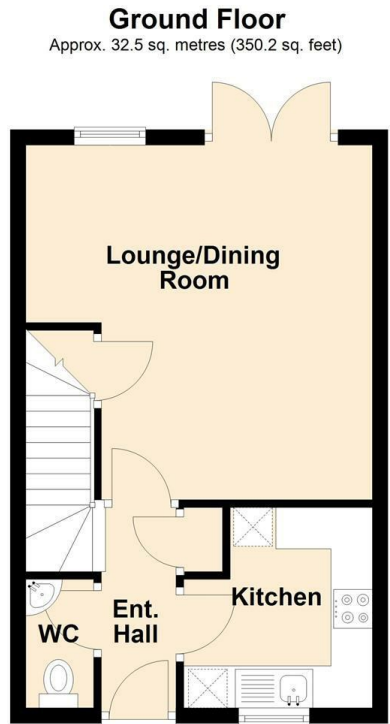
Pathway and step up to front door with storm porch over. Outside light. Area laid to lawn. Gas and electric meters. Double tarmac driveway providing parking for two vehicles.

To The Rear

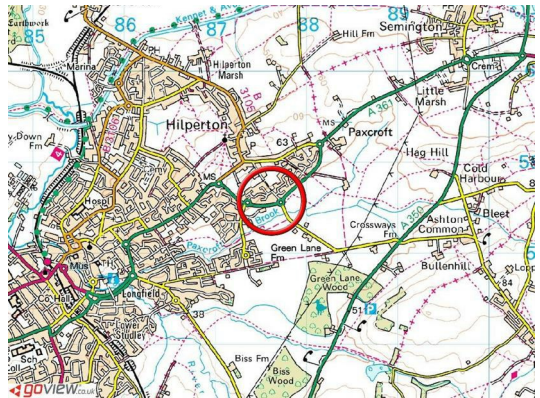
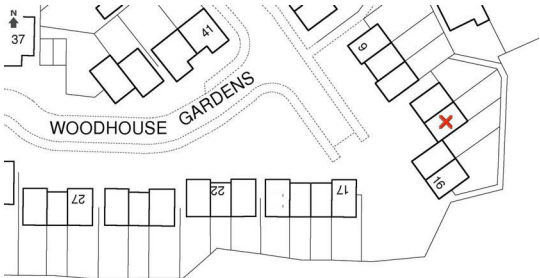
Good sized garden comprising: patio area to the immediate rear and area laid to seeded lawn. Garden shed. Enclosed by fencing with pedestrian gated access to the rear.



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



Total area: approx. 65.1 sq. metres (700.3 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.