



30 Hutton Close

Hilperton Trowbridge BA14 7WW

A beautifully presented, five bedroom detached family home, backing onto Green Lane and tucked away in a small cul-de-sac within the highly regarded Paxcroft Mead development close to parkland walks, Green Lane woods, primary school, shops and pub. The spacious accommodation, arranged over three floors, boasts two reception rooms, kitchen/breakfast room with patio doors, family bathroom, shower room, en suite shower room, four double bedrooms, bedroom five/study, uPVC double glazing and gas central heating. External features include double driveway for at least four vehicles, detached double garage and good sized enclosed, south facing, private landscaped gardens with raised beds, decking and newly laid lawn. Viewing is highly recommended. Vendor suited with no onward chain.

Offers Over £475,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, obscured double glazed door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor with storage cupboard under. Telephone point. Travertine stone tiled flooring. Smoke alarm. Panelled doors off and into:

Living Room

19'5 x 11'0 (5.92m x 3.35m)
UPVC double glazed window and French doors to the rear. Two radiators. Television point. Glazed double doors to the kitchen/breakfast room. Opening to the:

Dining Room

11'2 x 9'1 (3.40m x 2.77m)
UPVC double glazed window to the front. Radiator. Panelled door to the hall.

Kitchen/Breakfast Room

22'7 x 9'8 (6.88m x 2.95m)
UPVC double glazed window to the front. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. Space for table. Travertine stone tiled flooring. Cupboard enclosing Ideal Logic boiler. Panelled door to the hall.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Tiled effect, anti-slip vinyl flooring. Extractor. Fuse box.

FIRST FLOOR

Landing

Radiator. Balustrade. Smoke alarm. Stairs to the second floor. Panelled doors off and into: airing cupboard housing pressurised hot water tank.

Bedroom One

17'7 x 16'10 max (5.36m x 5.13m max)
Two UPVC double glazed windows to the front. Two radiators. Dressing area. Television point. Panelled door to the:

En Suite Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect, anti-slip vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

13'5 x 11'1 max (4.09m x 3.38m max)
UPVC double glazed window to the front. Radiator. Two wardrobe recesses.

Bedroom Five/Office

9'7 x 9'1 (2.92m x 2.77m)
UPVC double glazed window to the rear. Radiator.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect, anti-slip vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

SECOND FLOOR

Landing

Radiator. Balustrade. Smoke alarm. Access to loft space. Panelled doors off and into:

Bedroom Three

22'3 x 12'10 max (6.78m x 3.91m max)
UPVC double glazed windows to the front and side. Double glazed Velux window to the rear with fitted blind. Radiator.

Bedroom Four

22'3 x 10'11 max (6.78m x 3.33m max)
UPVC double glazed window to the front. Double glazed Velux window to the rear with fitted blind. Radiator. Built-in cupboard.

Shower Room

Double glazed Velux window to the rear with fitted blind. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect, anti-slip vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn and a variety of plants and shrubs. Gas and electric meters. Tarmac double driveway providing off road parking for 3-4 vehicles. External lighting. Gated side pedestrian access to the rear.

To The Rear

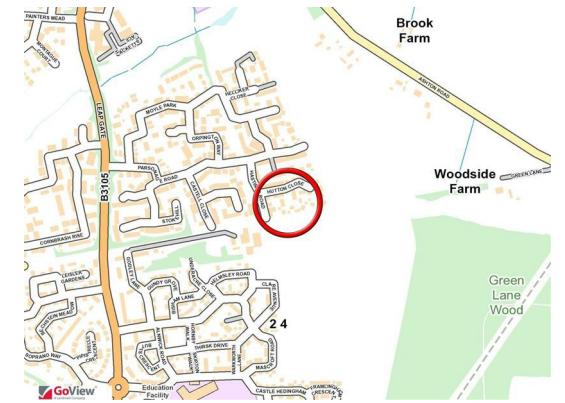
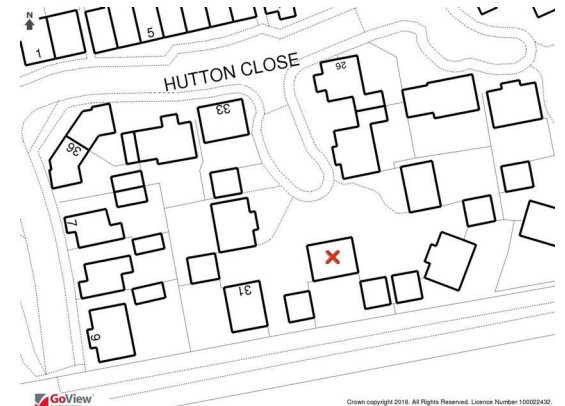
good sized enclosed, south facing, private landscaped gardens comprising paved patio area across the rear of the property, newly laid area to lawn, decked area with inset lighting and raised beds with built-in seating and variety of plant and shrubs, and cut sleepers enclosing. Outside tap. All enclosed by fencing and walling.

Double Garage

18'3 x 17'3 (5.56m x 5.26m)
Two up and over doors to the front. Power and lighting. Eaves storage. Personal door to the side leading to garden.



Tenure **Freehold**
 Council Tax Band **F**
 EPC Rating **B**



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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.