



18 Norris Road

Hilperton Trowbridge BA14 7UB

A well presented and upgraded four bedroom town house tucked away in the well regarded Stourton Park development within the sought after village of Hilperton located close to the Rugby Club, Pub, parkland walks and primary school. Accommodation features open plan kitchen and lounge/dining room, cloakroom, upgraded bathroom and suite shower rooms, and dressing room. Additional features include good sized private walled landscaped gardens with southerly aspect, parking for three vehicles adjacent to the house, uPVC double glazing and gas central heating system. Viewing is highly recommended. No Chain.

Offers Over £285,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. Mat-well. Radiator. Stairs to the first floor. Smoke alarm. Wood effect flooring. Panelled doors off and into:

Cloakroom

Radiator. Pedestal wash hand basin with tiled splash-backs and cupboard under, and w/c. Wood effect flooring. Extractor fan. Fuse box.

Kitchen

13'0" x 8'0" (3.98 x 2.46)

UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with contrasting rolled top work surfaces and splash-backs. 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. Plumbing for washing machine. Space for fridge/freezer and dryer. Enclosed Ideal boiler. Wood effect flooring. Opening to the:

Lounge/Dining Room

15'0" x 7'5" (4.58 x 2.27)

UPVC double glazed window and French doors to the rear. Two radiators. Television point. Wood effect flooring. Panelled door to under stairs storage cupboard.



FIRST FLOOR

Landing

Balustrade. Smoke alarm. Stairs to the second floor. Panelled doors off and into:

Bedroom Two

15'0" x 8'5" (4.58 x 2.57)

Two UPVC double glazed windows to the rear. Two radiators.

Bedroom Three

12'0" x 7'8" (3.67 x 2.36)

UPVC double glazed window to the front. Radiator.

Bedroom Four

8'5" x 7'1" (2.58 x 2.16)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point. Mirrored medicine cabinet with lighting.

SECOND FLOOR

Landing

Smoke alarm. Panelled doors off and into: study/dressing room.

Bedroom One

15'1" x 13'4" max (4.60 x 4.08 max)

UPVC double glazed window to the front.

Radiator. Access to loft space. Panelled door to the:

En Suite Shower Room

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising: double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor. Vinyl flooring.

Dressing Room

6'6" x 4'3" (2.00 x 1.30)

Double glazed Velux window to the rear. Radiator.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Laid to sandstone flagstones. Gas and electric meters. Gated pedestrian access to the side and rear garden.

To The Rear & Side

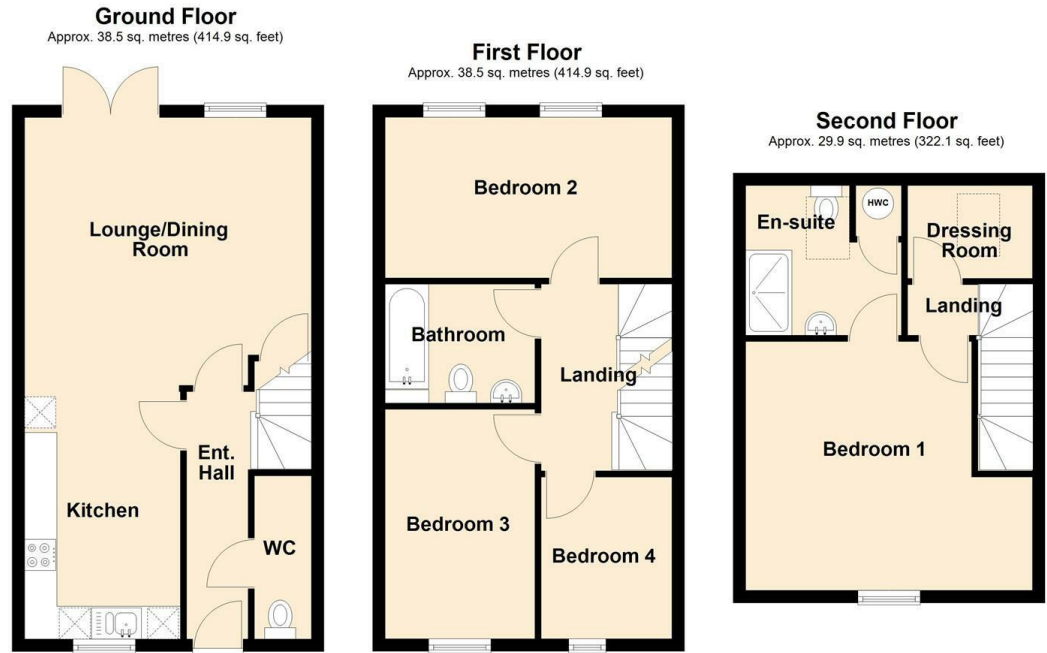
Enclosed, walled garden with private southerly aspect laid to sandstone flagstones. Gate and pathway leading to side garden laid to lawn with tree. Outside tap & lighting. Enclosed by fencing and walling with gated pedestrian access to the front.

Parking

Three parking spaces to the side.



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



Total area: approx. 107.0 sq. metres (1151.9 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.

