



1 Hanewell Rise

Hilperton Trowbridge BA14 7UA

An executive, four bedroom detached house which has undergone a program of refurbishment to an extremely high standard of finish, specification within the last 12 month. Located on the highly regarded Stourton Park development within the popular village of Hilperton close to pub, parkland walks and schools.

Situated on a good sized corner plot, this spacious family home boasts three reception rooms, large kitchen/family room, two beautifully finished en suites, family bathroom, uPVC double glazing and newly fitted central heating system. External features include parking for three vehicles, double garage with Hormann doors and good sized westerly facing, private gardens with large patio, summer house and workshop. Internal viewing is the only way to really appreciate the beautiful presentation and high specification; the house is also sold with the added benefit of no onward chain.

Offers Over £695,000 Freehold





ACCOMMODATION

All measurements are approximate

Entrance Hall

Hormann solid wood, obscured double glazed window and door to the front. Matwell. Modern radiator. Anti-slip marble effect tiled flooring, inset ceiling spotlights and coving. Stairs to the first floor with under stairs storage cupboard. Light gray ash doors off. Light gray ash double doors to the:

Living Room

16'4" x 16'0" into bay (4.98m x 4.88m into bay)

UPVC double glazed bay window to the front with blinds. Two modern vertical radiators. Remote operated contemporary Rayburn fireplace. Television point. Coving and inset ceiling spotlights.

Study

10'4" x 6'4" (3.17 x 1.94)

UPVC double glazed window to the front with blinds. Radiator. Coving. Telephone point. Built-in desk and storage.

Dining Room

12'2" x 9'8" (3.73 x 2.96)

UPVC double glazed French doors to the rear with blinds. Modern vertical radiator. Anti-slip marble effect tiled flooring and inset ceiling spotlights. Opening to the:

Refitted Kitchen/Breakfast/Family Room

21'3" x 12'2" (6.50 x 3.73)

UPVC double glazed window to the rear with blinds. Bay with UPVC double glazed windows and French doors to the rear. Two modern vertical radiators. Extensive range of modern shaker style wall, base, drawer and larder units with under cupboard lighting and granite work surfaces. Inset stainless steel sink with engraved drainer and mixer tap. Built-in five ring electric hob with extractor. Built-in high level stainless steel electric oven and combination oven. Integrated dishwasher. Space for fridge/freezer. Breakfast bar. Space for sofa. Utility Area with plumbing for washing machine and space for dryer. Enclosed Viessmann boiler. Anti-slip marble effect tiled flooring and inset ceiling spotlights.

Refitted Cloakroom

Obscured UPVC double glazed window to the side with blinds. Stainless steel contemporary radiator. Two piece suite with tiled surrounds comprising circular wash hand basin with drawers under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Illuminated mirror.

FIRST FLOOR

Landing

UPVC double glazed window to the side with blinds. Modern radiator. Lime washed oak balustrade. Access to part boarded loft with light. Coving and inset ceiling spotlights. Light gray ash doors off and into: airing cupboard housing pressurised hot water tank and shelving.

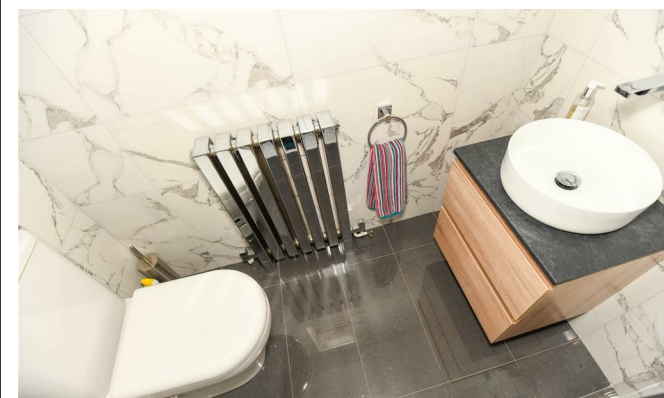
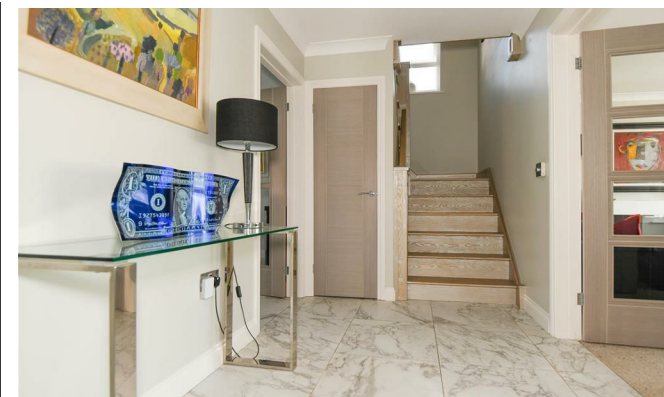
Bedroom One

16'2" x 13'2" (4.95 x 4.02)

UPVC double glazed windows to the front with blinds. Modern radiator. Built-in run of floor-to ceiling wardrobes and drawers. Coving and inset ceiling spotlights. Light gray ash door to the:

Refitted En Suite Wet Room

Obscured UPVC double glazed window to the side with blinds. Towel radiator. Three piece suite with tiled surrounds comprising walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screens enclosing, circular wash hand basin with drawers under and w/c with dual push flush. Polished granite tiled flooring and inset ceiling spotlights. Illuminated mirror.





Bedroom Two

12'6" x 11'10" (3.83 x 3.63)

UPVC double glazed window to the rear with blinds. Modern radiator. Built-in run of floor to ceiling wardrobes. Inset ceiling spotlights. Door to the:

Refitted En Suite Wet Room

Obscured UPVC double glazed window to the front with blinds. Towel radiator. Three piece suite with tiled surrounds comprising walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screens enclosing, wash hand basin and w/c with dual push flush. Polished granite tiled flooring and inset ceiling spotlights. Mirrored cabinet.

Bedroom Three

12'4" x 10'1" (3.76 x 3.09)

UPVC double glazed window to the rear with blinds. Modern vertical radiator. Built-in of floor to ceiling wardrobes. Inset ceiling spotlights.

Bedroom Four

9'1" x 9'1" (2.78 x 2.78)

UPVC double glazed window to the rear with blinds. Modern vertical radiator. Inset ceiling spotlights.

Refitted Family Bath & Wet Room

Obscured UPVC double glazed window to the front with blinds. Towel radiator. Four piece suite with tiled surrounds comprising freestanding oval bath, walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screens enclosing, circular wash hand basin with drawers under and w/c with dual push flush. Polished granite tiled flooring and inset ceiling spotlights. Illuminated mirror.

EXTERNALLY

To The Front

Block paved path to the the front door with storm porch over and contemporary stainless steel entrance light. Areas laid to loose stone chippings with trees and hedgerow, enclosed by 2ft walling with railings and laurel hedging. Block paved driveway providing off road parking for at least three vehicles. Gas and electric meters. Gated, covered side pedestrian access leading to the rear.





To The Rear

Good sized westerly facing, private gardens comprising large paved patio area across the rear of the property with paved patio area continuing along the side boundary up to the summer house, raised bed with palm tree, area laid to loose stone chippings, area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Storage area to the rear of workshop. Outside contemporary stainless steel lights. Outside taps. All enclosed by fencing and walling.

Workshop

16'0" x 10'0" (4.90 x 3.06)

Windows to the front and sides. Door to the front. Power and lighting.

Double Garage

17'7" x 17'6" (5.36 x 5.34)

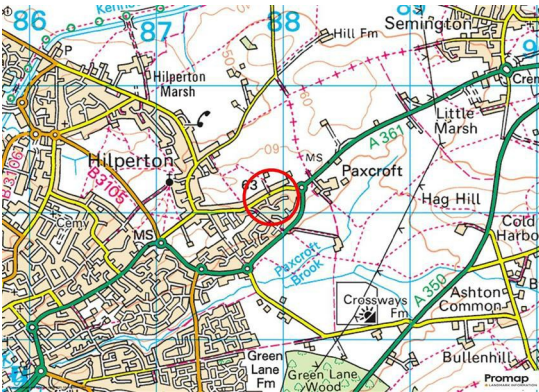
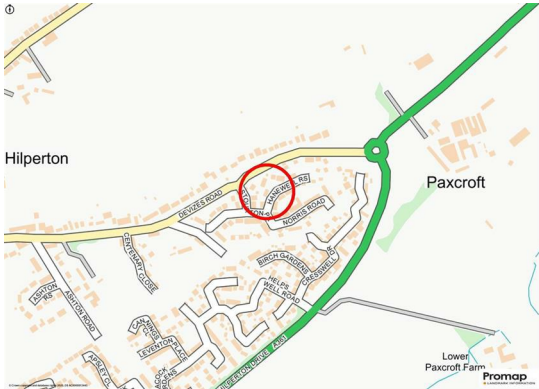
Two Hormann (one electric) roller doors to the front. Power and lighting. Eaves storage. Double glazed window to the rear. Personal door to the side.





Total area: approx. 207.9 sq. metres (2237.6 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **F**
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.