



1 Millards Close

Hilpertons Marsh Trowbridge BA14 7UN

A fantastic opportunity to purchase a spacious four bedroom detached family home in a small cul-de-sac development close to country side walks, K&A canal, shop, primary school and garden centre/café. The well presented property offers flexible living arranged over three floors and comprises kitchen/dining room, good sized living room, cloakroom, family bathroom, and main bedroom with walk-in wardrobe and en-suite shower room. Additional features include UPVC double glazing and gas central heating system, FREEHOLD solar panels, enclosed gardens with private aspect, tandem driveway and single garage. Viewing is highly recommended.

Guide Price £350,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. UPVC double glazed window to the front. Smoke alarm. Stairs to the first floor with storage cupboard under. Tiled flooring. Doors off and into:

Living Room

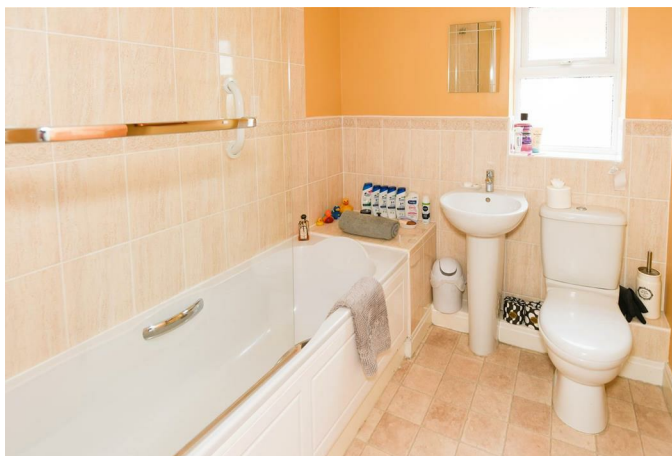
17'1 x 10'11 into bay (5.21m x 3.33m into bay) UPVC double glazed bay window to the front. Two radiators. Television point. Double doors to the:

Kitchen/Dining Room

17'7 x 11'10 max (5.36m x 3.61m max) UPVC double glazed window and French doors to the rear. Radiator. Range of wall, base and drawer unit with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Space for dining table. Tiled flooring, Door to the hallway.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.



FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke and carbon monoxide alarms. Door to linen cupboard and airing cupboard. Doors off and into: inner landing with UPVC double glazed window to the front and stairs to the main bedroom.

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

11'4 x 8'11 (3.45m x 2.72m)

UPVC double glazed window to the front. Radiator.

Bedroom Four

10'5 x 6'11 (3.18m x 2.11m)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring. Extractor fan. Shaving point.

SECOND FLOOR

Bedroom One

17'10 x 12'4 (5.44m x 3.76m)

UPVC double glazed window to the front. Two radiators. Access to eaves storage. Smoke alarm. Double doors to large walk-in

wardrobe 10'3 x 5'8 (3.12m x 1.73m). Door to the:

En Suite Shower Room

Double glazed Velux window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring. Shaving point.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Mixed border with a variety of plants, trees and shrubs. Tarmac tandem driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Enclosed rear garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, additional paved patio area with pergola over, raised vegetable beds and a variety of plants, trees and shrubs. Outside tap and light. Enclosed by fencing and walling.

Garage

17'2 x 8'7 (5.23m x 2.62m)

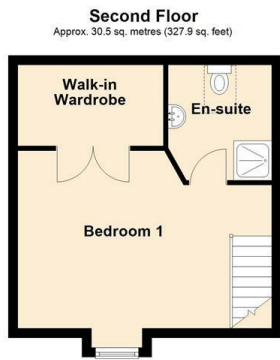
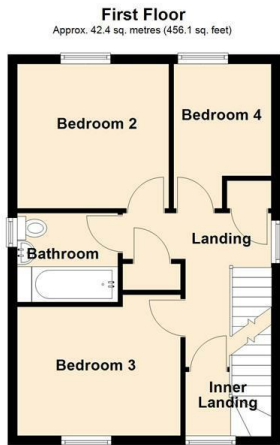
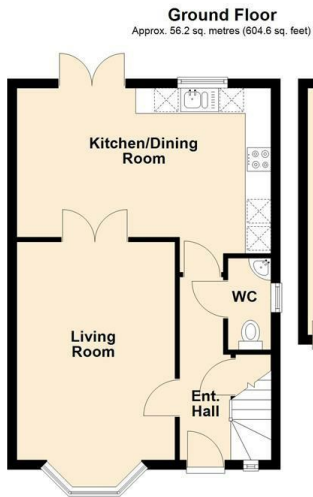
Up and over door to the front. Power and lighting. Eaves storage.

SOLAR PANELS:

Freehold



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



Total area: approx. 129.0 sq. metres (1388.5 sq. feet)



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

