



43 Horse Road

Hilperton Marsh Trowbridge BA14 7PF

A fantastic opportunity to purchase a detached house of individual design, boasting views across farmland and situated on a good sized corner plot with front and rear gardens capturing the sun throughout the day. Situated close to the Historic K&A canal, Avonfield kitchen/garden centre, primary school and village hall/play park within the highly regarded village of Hilperton. This spacious family home boasts four good sized bedrooms (three doubles), large living room, dining/family room, kitchen/breakfast room, cloakroom, boot room and family bathroom. Additional features include upgraded central heating system, UPVC double glazing, good front garden, good sized private south-facing garden, detached block built workshop, garage and off road parking for at least two vehicles. Viewing is highly recommended.

Guide Price £375,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Wood effect flooring and dado rail. Doors off and into:

Living Room

20'6" x 14'1" max (6.25 x 4.28 max)
UPVC double glazed sliding patio doors to the rear. Two radiators. Feature stone fireplace with open fire. Television point. Coving. Stairs to the first floor. Door to the:

Kitchen/Breakfast Room

14'9" x 10'1" (4.50 x 3.08)
UPVC double glazed window to the front. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in four-ring gas hob with extractor over. Built-in high level electric double oven. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Wall mounted boiler. Breakfast bar. Vinyl flooring. Doors to dining room and hall. Obscured UPVC double glazed door to the boot room.

Dining/Family Room

10'9" x 10' (3.28 x 3.06)
UPVC double glazed window to the side. Radiator. Wood effect flooring and coving.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece suite with tiled splash-backs comprising wash hand basin with cupboard under and w/c with enclosed cistern. Wood effect flooring.

Boot Room

5'12" x 3'8" (1.82 x 1.12)
UPVC double glazed doors to the front and rear. Cupboard, space for coats and shoes.

FIRST FLOOR

Landing

Access to loft space. Doors off and into: large airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

15'3" x 11'5" (4.66 x 3.49)
UPVC double glazed window to the front with view across to fields. Radiator. Door to large wardrobe. Wash hand basin with tiled splash-back and cupboard under.

Bedroom Two

10'6" x 9'7" (3.20 x 2.92)
UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes.

Bedroom Three

10'8" x 8'9" (3.24 x 2.66)
UPVC double glazed window to the side. Radiator.

Bedroom Four

8'9" x 7'6" (2.66 x 2.28)
UPVC double glazed window to the rear. Radiator. Telephone point.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point. Extractor. Heated and illuminated mirror.

EXTERNALLY

To The Front & Side

Two separate gates and paths leading to the front door with storm porch over and entrance light. Good sized area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Gated side pedestrian access to the rear. Gated pedestrian access to storage area and boot room. Enclosed by 4ft fencing.

To The Rear

Enclosed south facing garden comprising paved patio area to the immediate rear, step up to area laid to lawn with borders, pond and rockery. Outside tap and lighting. Path leading to boot room. Garden shed. Path leading to workshop, garage and driveway providing off road parking for 2-3 vehicles. Enclosed by 6ft fencing and 5ft walling.

Workshop

13'7" x 7'6" (4.15 x 2.28)
Obscured UPVC double glazed door to the rear. UPVC double glazed window to the side. Power and lighting. Racking. Fuse box.

Garage

13'5" x 7'6" (4.10 x 2.28)
Up and over door to the front. Power and lighting. Shelving.

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



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.

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