



72 Lacock Gardens

Hilperton Trowbridge BA14 7TG

A beautifully presented, extended and improved four bedroom detached family home situated in the highly regarded Lacock Gardens development in the village of Hilperton close to primary school, parkland walks, pubs and Trowbridge Rugby club. The spacious interior boasts a 22ft living room, family room, refitted kitchen/breakfast room with utility area, UPVC double glazed conservatory, cloakroom, four good sized bedrooms, all with built in wardrobes, refitted en suite bathroom and refitted family shower room. Additional features include UPVC double & triple glazing, gas central heating, double garage, block paved driveway for three vehicles and good sized, beautifully tended landscaped gardens with private aspect. Early viewing is highly recommended.

Guide Price £475,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured double glazed window and door to the front. Radiator. Tiled flooring. Stairs to the first floor with cupboard under. Panelled doors off and into: garage.

Living Room

21'11" x 11'3" (6.67 x 3.43)

UPVC double glazed window to the front. Two radiators. Feature stone fireplace with electric fire inset. Television Point. Coving. UPVC triple glazed window to the rear. Panelled double doors to the:

Family Room

12'7" x 8'10" (3.84 x 2.70)

UPVC triple glazed bay window to the rear. Radiator. Coving. Panelled double doors the hall.

Refitted Kitchen/Breakfast Room

16'5" x 11'10" (5.00 x 3.60)

UPVC double glazed window to the rear. Vertical radiator. Extensive range of high gloss, modern wall, base and drawer units with square edge work surfaces and splash-backs. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in high level Neff electric double oven. Built-in four-ring Neff induction hob with glass splash back and extractor over. Integrated freezer. Space for integrated dishwasher. Space for fridge/freeze. Breakfast bar. Utility area with a range of wall, base and drawer units with square edge work surfaces and splash-backs, inset sink with mixer tap, integrated Hoover washing machine. Television point. Tiled flooring. Access to loft space. High level fuse box. Bi-fold double glazed doors to the:

Conservatory

10'6" x 7'10" (3.20 x 2.40)

UPVC double glazed and brick construction with French doors to the side. Radiator. Tiled flooring.

Cloakroom

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

FIRST FLOOR

Landing

Radiator. Access to loft space. Smoke alarm. Panelled doors off and into: double airing cupboard housing hot water tank and shelving.

Bedroom One

12'6" x 11'4" max (3.82 x 3.45 max)
UPVC double glazed window to the front. Radiator. Three built-in double wardrobes with panelled doors enclosing. Panelled door to the:

Refitted En Suite Bathroom

Obscured UPVC double glazed window to the front. Gray towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

Bedroom Two

11'6" x 10'3" (3.50 x 3.13)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with panelled doors enclosing.

Bedroom Three

9'9" x 8'2" max (2.97 x 2.50 max)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing.

Bedroom Four

9'2" x 8'5" (2.79 x 2.57)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing.

Refitted Family Shower Room

Obscured UPVC double glazed window to the rear. White towel radiator. Three piece white suite with part tiled surrounds comprising with large walk-in shower enclosure with rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to loose stone chippings with a variety of plants, trees and shrubs; enclosed by hedgerow. Gated side pedestrian access to the rear. Block paved driveway providing off road parking for three vehicles.

To The Rear

Good sized, beautifully tended, enclosed, partially walled garden with private aspect comprising paved patio area to the immediate rear, step up to decked area with space for hot tub, large area laid to lawn, additional paved patio across the rear boundary; and a variety of plants, trees and shrubs. External tap, power points and lights. Door to covered side passageway providing storage. All enclosed by fencing and walling.

Double Garage

16'6" x 16'1" (5.03 x 4.90)
Two up and over doors to the front - one electric, one sealed. Power and lighting. Boarded eaves storage space. Tap. Wall mounted Viessmann boiler. Obscured UPVC double glazed door to the side.



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



Total area: approx. 156.0 sq. metres (1679.5 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.

