



92 St. Marys Gardens

Hilpertons Marsh BA14 7PH

A large five bedroom semi-detached family home, situated within the highly regarded Hilpertons Marsh area close to historic canal, popular garden centre & cafe, shop and primary school. Accommodation comprises entrance porch and hall, living room, dining room, kitchen, ground floor shower room and first floor family bathroom. Benefits include UPVC double glazing, gas central heating with modern boiler, good sized enclosed garden with private aspect, 24ft tandem garage/workshop and driveway providing off road parking for several vehicles. Viewing is highly recommended, no onward chain.

Guide Price £325,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed construction with door to the front. UPVC double glazed window and door to the:

Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Doors off and into:

Living Room

13'4 x 12'8 (4.06m x 3.86m)

UPVC double glazed window to the front. Radiator. Feature fireplace with gas fire inset. Wall lights. Opening to the:

Dining Room

9'10 x 8'6 (3m x 2.59m)

UPVC double glazed windows and door to the rear. Radiator. Door to the:

Kitchen

9'11 x 9'10 (3.02m x 3m)

UPVC double glazed window to the rear. Range of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric cooker and gas hob with extractor over. Plumbing for dishwasher. Recess for fridge/freezer. Modern wall mounted Baxi boiler and heating controls. Tiled flooring. Door to the entrance hall. Double glazed door to the:



Side Hallway

Plumbing for washing machine. Rolled top work surface. Wall mounted unit. Tiled flooring. Obscured UPVC double glazed door to the rear. Door to the garage.

Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower, corner wash hand basin with cupboard under and w/c. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Access to loft space with ladder. Additional access to loft space. Smoke alarm. Doors off and into:

Bedroom One

13'0 x 11'11 (3.96m x 3.63m)
UPVC double glazed window to the front.
Radiator. Built-in wardrobe and drawers.

Bedroom Two

13'2 x 9'10 max (4.01m x 3m max)
UPVC double glazed window to the rear.
Radiator. Built-in wardrobe, cupboards and drawers.

Bedroom Three

11'2 x 11'0 (3.4m x 3.35m)
UPVC double glazed window to the front.
Radiator. Built-in double wardrobe.

Bedroom Four

12'3 x 10'0 (3.73m x 3.05m)
UPVC double glazed window to the rear.
Radiator. Built-in double wardrobe. Airing

cupboard housing hot water tank and shelving.

Bedroom Five

8'1 x 7'6 (2.46m x 2.29m)
UPVC double glazed window to the front.
Radiator. Built-in bed, wardrobe and drawers.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push. Vinyl flooring.

EXTERNALLY

To The Front

Large tarmac driveway providing off road parking for several vehicles. Storage area to the side. Area laid to lawn with shrubs.

To The Rear

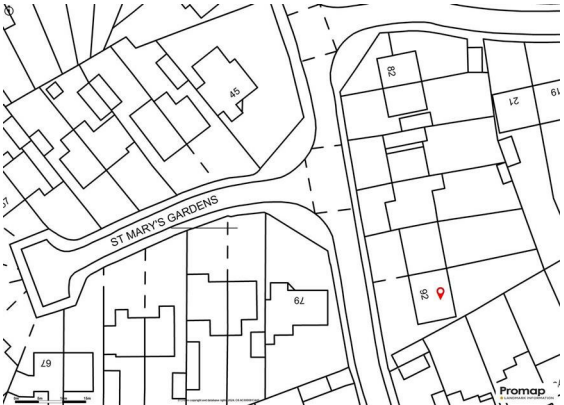
Good sized enclosed garden with private aspect comprising patio area to the immediate rear, area laid to lawn and a borders with a variety of plants, trees and shrubs with walling enclosing. Garden shed. Enclosed by fencing and walling.

Tandem Garage/Workshop

24'1 x 9'8 max (7.34m x 2.95m max)
Up and over door to the front. Double glazed windows to the side and rear. Built-in workbench. Power and lighting.



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




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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.