



15 The Beeches

Trowbridge BA14 7HG

A well presented, three bedroom detached house, tucked away in a small cul de sac off the highly regarded Hilperton Road close to bus stop, shop, parkland walks and Hilperton village. The property comprises living room, dining room, conservatory, kitchen, cloakroom and family bath/shower room. Benefits include block paved UPVC double glazing, gas central heating, block paved driveway, attached garage and enclosed garden with private aspect. Viewing is highly recommended and sold with the convenience of no chain.

Guide Price £325,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door and window to the side. Radiator. Stairs to the first floor with cupboard under. Coving. Telephone point. Panelled doors off and into:

Living Room

16'4" x 11'6" (4.98 x 3.50)

UPVC double glazed bay window to the front. Two radiators. Television point. Coving.

Dining Room

10'9" x 7'11" (3.27 x 2.42)

Radiator. Coving. UPVC double glazed window and door to the:

Conservatory

9'5" x 8'2" (2.88 x 2.50)

UPVC double glazed and brick construction with door to the side. Wood effect flooring. Door to the garage.

Kitchen

10'3" x 8'1" (3.12 x 2.46)

UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Serving hatch.



Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-backs and w/c. Vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Balustrade. Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing Viessmann combi boiler and shelving.

Bedroom One

13'3" x 9'5" (4.05 x 2.88)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Bedroom Two

11'3" x 8'4" (3.44 x 2.54)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Coving.

Bedroom Three

8'1" x 7'9" (2.46 x 2.37)

UPVC double glazed window to the front. Radiator. Coving.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, shower

cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual flush. Vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to loose stone chippings. Block paved driveway.

To The Rear

Enclosed landscaped garden with private aspect comprising areas laid to loose stone chippings, area laid to lawn and well stocked borders with a variety of established plants, trees and shrubs. Greenhouse. Storage area to side. Outside tap. Enclosed by fencing with gated side pedestrian access.

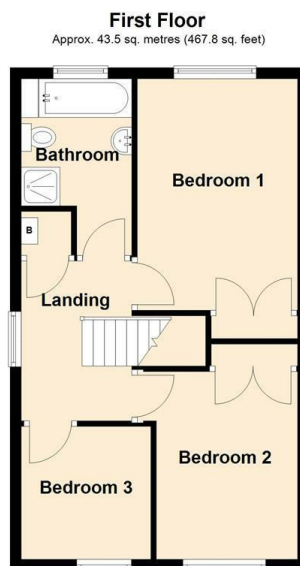
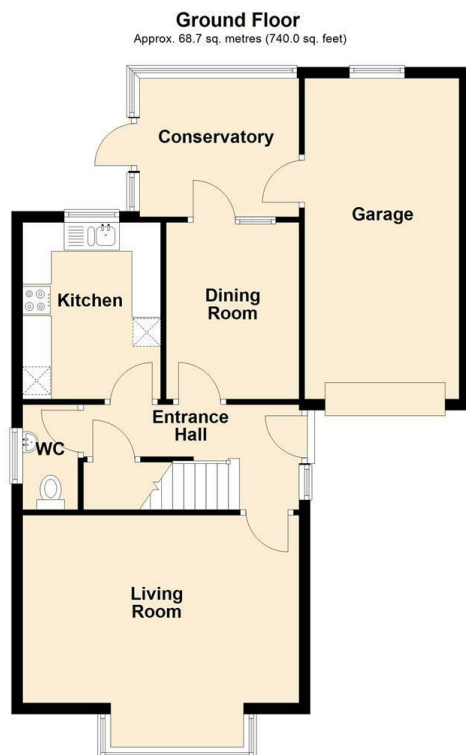
Attached Garage

19' x 9'4" (5.80 x 2.84)

Electric up and over door to the front. Power and lighting. UPVC double glazed window to the rear. Eaves storage. Door to the conservatory. Fuse box, electric meter and gas meter.



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



Total area: approx. 112.2 sq. metres (1207.8 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.

