



1 Woodmill Terrace Devizes Road

Hilperton Trowbridge BA14 7QP

A well presented and deceptively spacious, four bedroom end of terrace property with accommodation arranged over three storeys, boasting wrap around gardens and potential to extend subject to PP.

Situated on the well regarded Devizes Road in the popular village of Hilperton close to pub, primary school, village hall and church. Accommodation comprises entrance hall, living room, farm house style kitchen/dining room, conservatory, family bathroom and en suite shower room to the main bedroom.

Additional features include UPVC double glazing, gas central heating, hard wired smoke alarms and driveway providing off road parking. Vendor suited with no onward chain. Viewing is highly recommended.

Offers Over £300,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite panelled door to the front. Victorian style radiator. Wood effect flooring and coving. Stairs to the first floor. Heating controls. Smoke alarm. Part glazed oak door to the:

Living Room

13'4" x 11'5" (4.06 x 3.47)
UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle and marble hearth. Wood effect flooring, dado rail and coving. Smoke alarm. Door to understairs cupboard. Understairs recess. Part glazed oak door to the:

Kitchen/Dining Room

14'8" x 10'9" (4.46 x 3.28)
UPVC double glazed window to the side. Internal window aperture to the conservatory. Radiator. Farm house style kitchen with a range of wall, base and drawer units with tiled and panelled splash-backs, and solid wood work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Space for cooker with extractor hood over. Plumbing for washing machine and dishwasher. Space for additional under counter appliance. Space for dining table. Ceramic tiled wood effect flooring. Smoke alarm. Opening to the:

Conservatory

13'3" x 8' (4.05 x 2.44)
UPVC double glazed and brick construction with French doors to the rear. Radiator. Ceramic tiled wood effect flooring.

FIRST FLOOR

Landing

Radiator. Stairs to the second floor. Balustrade. Smoke alarm. Oak panelled doors off and into: airing cupboard.

Bedroom Two

11'3" x 9'8" max (3.43 x 2.95 max)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Smoke alarm.

Bedroom Three

8'3" x 7'11" (2.51 x 2.42)
UPVC double glazed window to the rear. Radiator. Smoke alarm.

Bedroom Four

8' x 6'2" (2.44 x 1.89)
UPVC double glazed window to the rear. Radiator. Smoke alarm.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite comprising panelled bath with main shower over, wash hand basin with shelving under, and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

SECOND FLOOR

Landing

Velux window to the front with fitted blind. Inset spotlight. Smoke alarm. Oak panelled door to:

Bedroom One

16'8" x 9'1" (5.07 x 2.78)
UPVC double glazed window to the rear. Double glazed Velux window to the front with fitted blind. Two sets of built-in wardrobes. Inset ceiling spotlights. Smoke alarm. Oak panelled door to the:

En Suite Shower Room

Double glazed Velux window to the rear with fitted blind. Towel radiator. Three piece white

suite with part tiled surrounds comprising shower cubicle with mains rainfall shower over, additional shower attachment, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Steps to the front door with storm porch over and entrance light. Area laid to lawn, plants, shrubs and hedgerow. Gas and electric meters.

To The Rear

Good sized enclosed garden with private aspect comprising gravel patio area to the immediate rear with walling enclosing, area laid to lawn, step up to walled Indian sandstone paved patio area; and a variety of plants, trees and shrubs. Gate to vegetable garden area laid to gravel with brick built raised beds. Outside light and tap. All enclosed by fencing and walling with path and gate leading to tandem driveway for up to two vehicles.

Utility/Store

9'10" x 9'5" (2.99 x 2.87)
Timber construction with concrete base. Windows and door to the front. Power and lighting. Door to:

Office

9'5" x 4'3" (2.87 x 1.30)
Timber construction with concrete base. Window to the front. Power and lighting.



Tenure **Freehold**
Council Tax Band **B**
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.

