



4 The Prospect Hilperton Road

Trowbridge BA14 7UG

A beautifully presented and elegant Georgian style, executive town house tucked away within a concealed location off the well regarded Hilperton Road close to shops, railway station and restaurants. Finished to a high specification, this modern and neutrally presented home boasts spacious and flexible living accommodation arranged over three floors. Stand out features include dual aspect large open plan kitchen/dining/living room, hand made oak kitchen featuring extensive storage, granite work surfaces and integrated appliances; living room with twin Juliet balcony's, four good sized bedrooms, high specification bathroom & en suites, double glazed sash style windows, air filtration system, under-floor heating with recently upgraded central heating system. External features include allocated parking, large garage and two beautifully tended gardens to the rear elevation. Internal viewing is highly recommended to appreciate all the wonderful features this property has to offer.

Offers Over £500,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Panelled door to the front with obscured glazed leaded skylight over. Mat-well. Smoke alarm. Stairs to the first floor. Feature window to the living/dining area. Doors off and into:

Cloakroom

Double glazed porthole window to the front. Wash hand basin with tiled splash-back and w/c. Vinyl flooring.

Utility Cupboard

Wall and base mounted units with rolled top work surface. Plumbing for washing machine. Water softener. Fuse box. Cupboard housing controls for air filtration system. Lighting.

Open Plan Kitchen/Living/Dining Room

32'7" x 18'1" Max - L-Shaped (9.93 x 5.51 Max - L-Shaped)

Kitchen Area

Two double glazed sash windows to the front. Double glazed sash window to the side. Extensive range of solid oak wall and base mounted units with tiled splash-backs and granite work surfaces. Ceramic double bowl sink drainer unit with mixer tap. Stainless steel range cooker with stainless steel splash-back and extractor hood over. Built-in stainless steel Neff oven. Integrated microwave and fridge/freezer. Tiled flooring and inset ceiling spotlights.

Living/Dining Area

Two sets of double glazed French doors to the rear garden. Television point. Coving and inset ceiling spotlights.

FIRST FLOOR Landing

Stairs to the second floor. Smoke alarm. Doors off and into: linen cupboard housing controls for under-floor heating.



Sitting Room

18'2" x 12'8" (5.54 x 3.86)

Two sets of double glazed French doors to the rear with Juliet balcony's. Window onto landing. Feature stone fireplace with living flame gas fire inset. Television point. Coving and inset ceiling spotlights.

Bedroom Three

10'7" x 10'4" (3.23 x 3.15)

Double glazed sash window to the front.

Bedroom Four

10'7" x 5'8" (3.23 x 1.73)

Double glazed sash window to the front. Built-in run of floor-to ceiling wardrobes.

Bathroom

Obscured double glazed sash window to the side. Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and screen enclosing, pedestal wash hand basin and w/c. Inset ceiling spotlights.

SECOND FLOOR Landing

Velux roof window. Smoke alarm. Doors off and into: airing cupboard housing newly fitted boiler, shelving and light.

Bedroom One

16'3" x 16'0" max (4.95 x 4.88 max)

Two double glazed sash windows to the rear. Built-in run of floor to ceiling wardrobes with sliding doors enclosing. Inset ceiling spotlights. Access to loft space. Door to the:

En Suite Shower Room

Obscured double glazed sash window to the side. Towel radiator. Three piece white suite with part tiled surrounds comprising walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights. Shaving point.

Bedroom Two

13'3" x 9'6" (4.04 x 2.90)

Double glazed sash window to the front. Built-in double wardrobe. Door to the:

En Suite Shower Room

Obscured double glazed sash window to the side. Towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and w/c. Inset ceiling spotlights. Shaving point.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over and entrance light. Areas laid to loose stone chippings with well tended ornate plants and shrubs. Gas and electric meters. Enclosed by walling. Communal refuse storage area to the side of garages.

To The Rear

Walled courtyard garden to the immediate rear of the property laid to paved patio, gravel borders, small area laid to lawn and a variety of plants, trees and shrubs. External light. Enclosed by walling and railings with gate and path leading to second garden area. Established garden area comprising area laid to lawn, paved pathway, variety of plants and shrubs; and mature trees. Enclosed by fencing and railings.

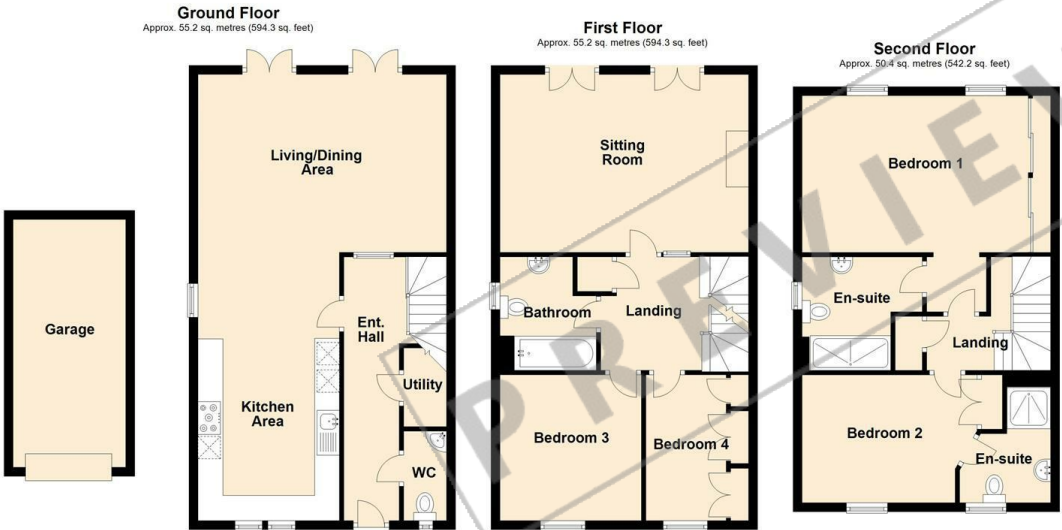
Garage & Parking

18'1" x 8'3" (5.51 x 2.51)

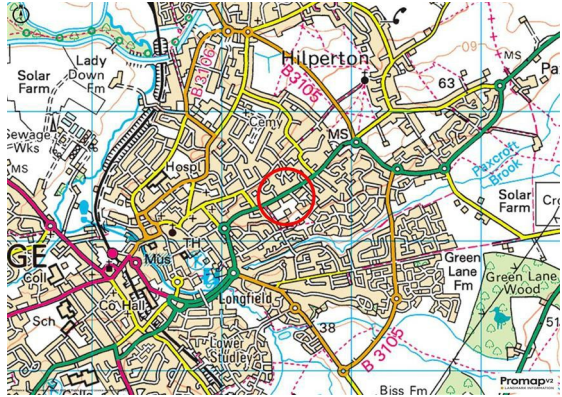
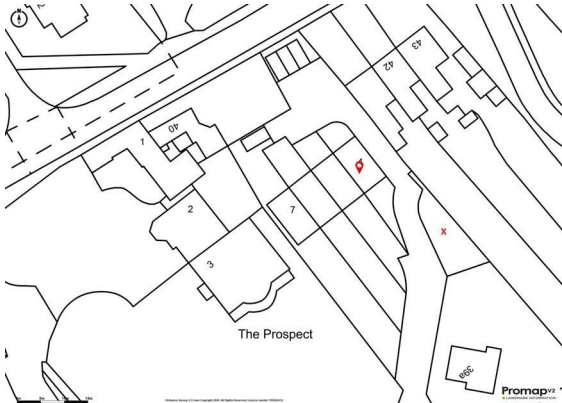
Up and over door to the front. Shelving. Two allocated parking spaces.



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



Total area: approx. 160.8 sq. metres (1730.8 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.