

TOWN & COUNTRY
ESTATES



Norris Road, Hilperton, Trowbridge, Wiltshire BA14 7UB

£264,500

LOCATION

Situated on the edge of Hilperton Village, off of the prestigious Devizes Road, within easy reach of Paxcroft Mead and its amenities, it's easy to see why this popular residential location appeals to families and young professionals alike. For those who like to get outside, numerous walks and bridle paths in the surrounding countryside, along with The Kennet and Avon canal close by, offer some fantastic walks and cycle rides.

Trowbridge centre is a 5 minute drive and offers busy town centre shopping, a cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A deceptively spacious three bedroom family home, situated in a small residential cul-de-sac within the ever popular Hilperton, on the edge of Trowbridge. The accommodation comprises a spacious and welcoming entrance hall, kitchen/dining room, lounge, cloakroom toilet, master bedroom with en-suite, a second double bedroom, a third large single bedroom and family bathroom. Additional notable features include gas central heating, uPVC double glazing, an enclosed rear garden, garage and allocated parking.

ENTRANCE HALL

There is a tiled floor as you immediately enter the property, with a useful storage cupboard to the side, wood effect flooring then leads through the entrance hall which has a radiator, thermostat heating controls, stairs to the first floor and doors to the kitchen/dining room, lounge and cloakroom toilet.

KITCHEN/DINING ROOM

KITCHEN

11'5" x 9'2"

The kitchen has a uPVC double glazed window to the front, a range of matching high gloss base and wall units with rolled top worksurfaces and matching upstands, 1 1/2 bowl inset sink unit with chrome mixer tap, built in electric oven, inset gas hob with chimney extractor and light over, further integrated appliances include a fridge/freezer, dishwasher and washing machine. Concealed in a cupboard is a wall mounted gas boiler. The kitchen leads through to the dining area.

DINING AREA

9'2" x 8'6"

The dining area has two radiators and a good size space for a table and chairs.

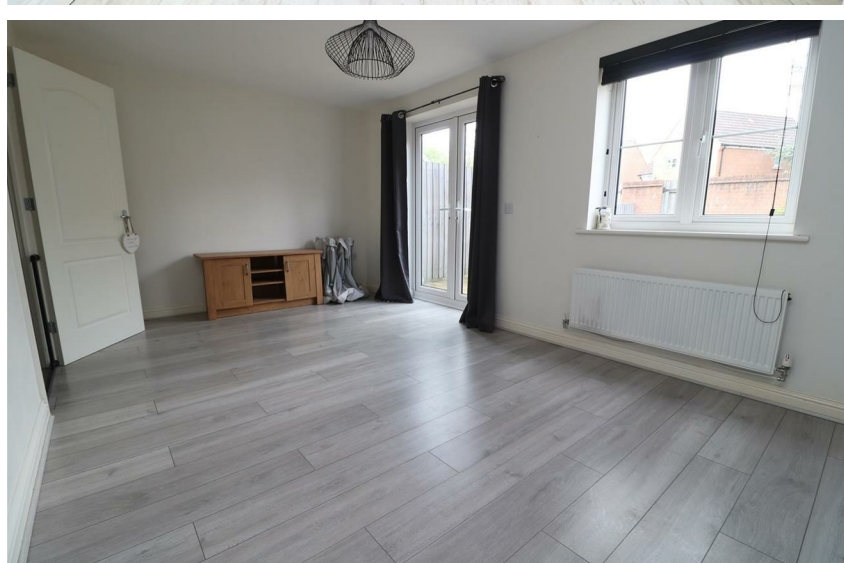
LOUNGE

16'8" x 10'2"

The wood effect flooring continues from the entrance hall into the lounge, which has a uPVC double glazed window to the rear, TV point, telephone point and uPVC double glazed French doors opening to the rear garden.

CLOAKROOM

There is a dual flush WC, pedestal basin, radiator and extractor fan.



FIRST FLOOR LANDING

The first floor landing has access to the loft, a radiator and doors to all bedrooms, the bathroom and airing cupboard.

MASTER BEDROOM

14'9" x 9'2"

With a uPVC double glazed window to the rear, thermostat heating controls, radiator and door to the ensuite.

ENSUITE

There is a corner shower cubicle with wall mounted mains shower, dual flush WC, pedestal basin with chrome mixer tap, radiator, shaving socket, inset ceiling spotlights and extractor fan.



BEDROOM TWO

12'1" max x 9'2"

The second double bedroom has a uPVC double glazed window to the front, large wardrobe with mirrored sliding doors, an additional storage unit behind the entrance door and a radiator.



BEDROOM THREE

10'2" x 7'2"

The good size double bedroom has a uPVC double glazed window to the rear, large wardrobe with mirrored sliding doors and a radiator.

FAMILY BATHROOM

The family bathroom has an obscure uPVC double glazed window to the front, a panelled bath with chrome mixer and hand shower attachment, dual flush WC, pedestal basin with chrome mixer tap, radiator, shaving socket, inset ceiling spotlights and an extractor fan.



EXTERIOR

FRONT

Path and ramp to the front door with storm porch over, outside light and small lawn area.

REAR GARDEN

The enclosed rear garden has a decked entertaining area immediately from the rear of the house, lawn with planted borders, outside tap and a gate leading to the garage and parking space.

PARKING

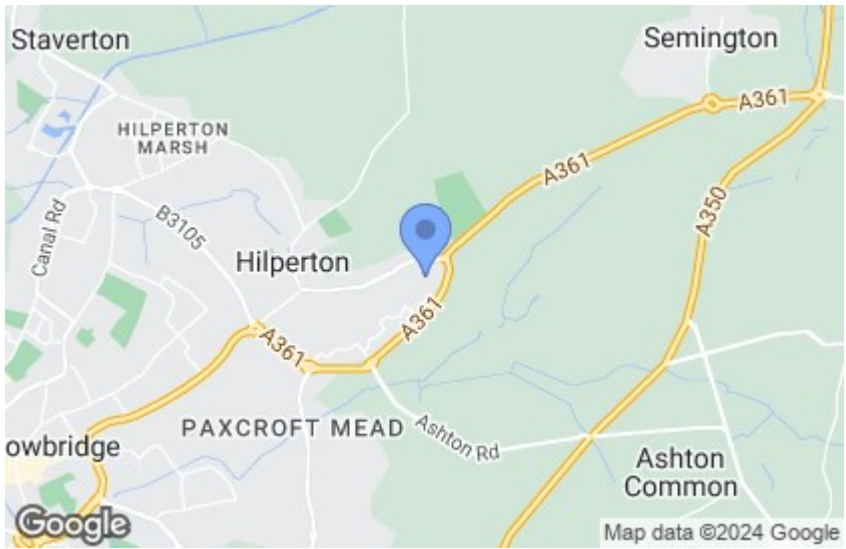
Within a communal car park to the rear of the property, accessed by vehicle to the the left of the terrace, there is an allocated parking space and additional space for visitors.

GARAGE

The garage is also within the communal car park and benefits an up and over door to the front. To the side of the garage is an additional piece of land, currently laid to lawn, which is also owned by the property.

ADDITIONAL INFORMATION

Council Tax Band - D







GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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