

TOWN & COUNTRY
ESTATES



**St. Marys Gardens, Hilperton Marsh,
Offers In Excess Of £375,000**

LOCATION

The property is located in a quiet cul-de-sac in the sought after Hilperton Marsh, on the edge of Trowbridge, within easy walking distance to a local shop, well regarded primary school and nearby Kennet and Avon canal with lovely walks and canal boat hire. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Situated in a well regarded and highly desirable area this five bedroom property is the ideal family home. On the ground floor there is an entrance hall, large lounge, dining room, huge conservatory, kitchen/breakfast room, utility room, cloakroom and plenty of storage. The first floor has four double bedrooms, a single bedroom, a fully fitted shower room and family bathroom. Externally the property has a beautiful large rear garden and parking for several vehicles to the front.

ENTRANCE HALL

The entrance hall is entered via a UPVC double glazed door. In the entrance hall there are doors to the living room and kitchen and stairs to the first floor with storage under.

LIVING ROOM

12'11" x 13'1"

You enter the living room through a wooden door. In the living room there is a UPVC double glazed window to the front, radiator, fireplace and opening to the dining room.

DINING ROOM

8'8" x 9'10"

The dining room has a radiator and UPVC sliding doors to the rear garden.

KITCHEN/BREAKFAST ROOM

18'5" x 9'10"

The kitchen/breakfast room has a UPVC double glazed window to the rear, wooden flooring, a matching range of wall base and drawer units with laminate worksurfaces, breakfast bar, inset gas hob with extractor over, built in double electric oven, inset sink with chrome mixer tap, space form fridge/freezer, large storage cupboard and doors to the conservatory.

CONSERVATORY

19'8" x 10'11"

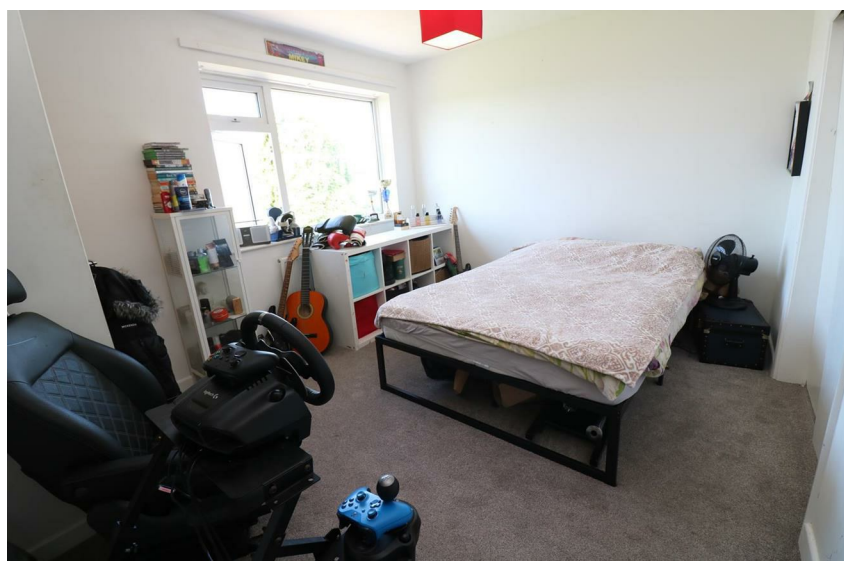
This very large conservatory has wooden flooring, UPVC French doors to the rear garden, a UPVC double glazed door to the side and double doors to the utility room.

UTILITY ROOM

The useful utility room has plumbing for washing machine, space for tumble dryer, a range of base and wall units, inset stainless steel sink, door to W.C and door to storage room.

CLOAKROOM

The cloakroom has a close couple W.C, wash hand basin inset into vanity storage unit, storage cupboard and extractor.



STORAGE

There is a useful storage area to the front of the property that can also be access externally.

LANDING

From the first floor landing you can access all five bedrooms, the shower room and family bathroom.

BEDROOM ONE

9'1" x 11'2"

Bedroom one has a radiator, UPVC double glazed window to the front, large mirrored wardrobes and a built in wardrobe/storage to the side.

BEDROOM TWO

9'10" x 12'1"

Bedroom two has a UPVC double glazed window to the rear, radiator, built in wardrobe and storage cupboard housing a hot water cylinder and gas boiler.

BEDROOM THREE

12'5" x 9'10"

The third bedroom has a radiator and a UPVC window to the rear.

BEDROOM FOUR

14'4" x 7'10"

Bedroom four has a UPVC double glazed window to the front and radiator.

BEDROOM FIVE

7'8" x 7'10"

Bedroom five has a radiator and a UPVC double glazed window to the front.

SHOWER ROOM

The separate shower room has a heated towel rail, large enclosed mains fed corner shower, close coupled W.C, pedestal wash hand basin, shaver socket and obscured UPVC double glazed window.

BATHROOM

The family bathroom has heated towel rail, close coupled W.C, pedestal wash hand basin, panel bath with shower mixer tap and an obscured UPVC double glazed window.

EXTERIOR

REAR GARDEN

The large, enclosed and well presented rear garden has a large patio area extending into a path, large lawn, storage shed and various decorative shrubs and trees.

FRONT

To the front of the property is a large driveway providing off street parking, an enclosed storage area leading to the internal storage at the front of the property.

ADDITION INFORMATION

Council Tax Band - D

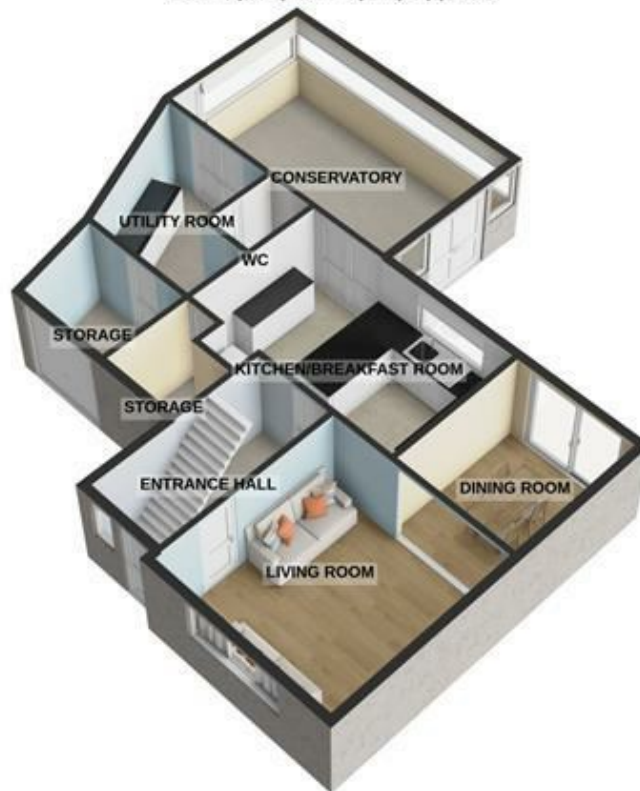
EPC rating - C



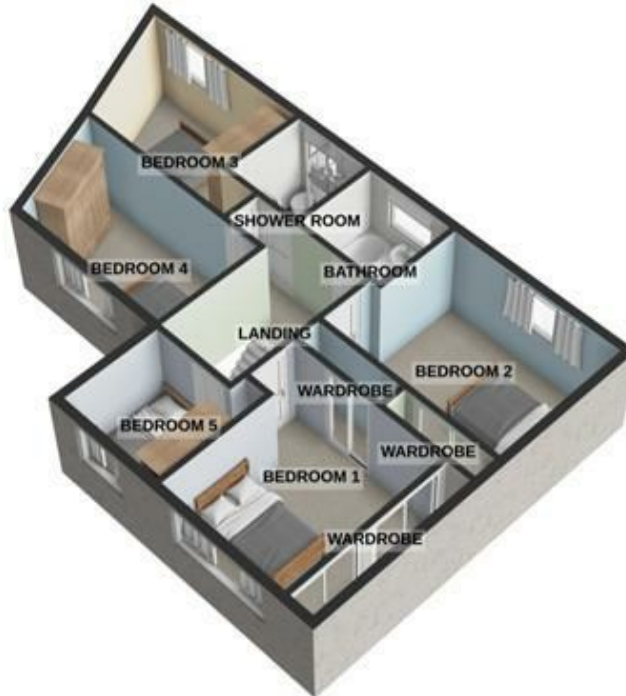




GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (141.0 sq.m.) approx.

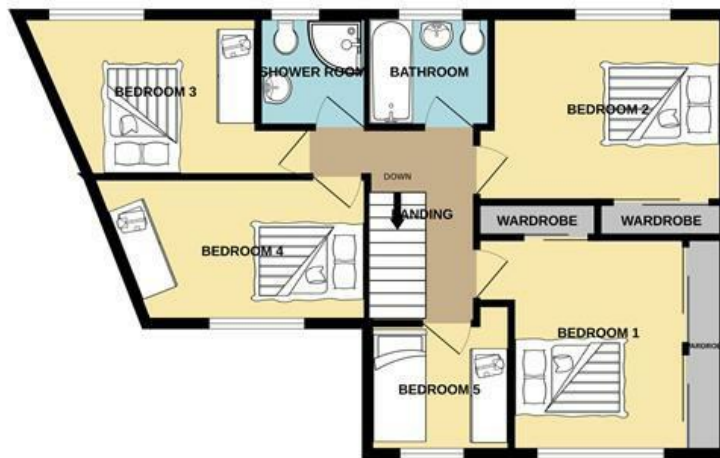
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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ESTATES
SALES & 1ST FLOOR AGENTS & LETTINGS
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (141.0 sq.m.) approx.

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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