

**TOWN & COUNTRY**

ESTATES



**Back Street, Great Hinton, Wiltshire BA14 6BT**

**£425,000**



## LOCATION

The property lies in the centre of the Village, close to open countryside. Great Hinton is situated within a few miles of neighbouring Steeple Ashton which offers a Church, Village Shop and pub/restaurant. Other pub/restaurants are located at the nearby Villages of Seend, Bulkington and Semington. Melksham and Trowbridge with their comprehensive range of amenities are roughly 4 miles away and the market Town of Devizes roughly 6 miles. Great Hinton has an active community and is a quiet, popular and sought after Wiltshire Village.

## DESCRIPTION

An extremely well presented, spacious and extended three double bedroom family home, occupying a quiet location on the edge of open countryside, within this ever popular Wiltshire Village. The generous ground floor accommodation has recently replaced (2022) engineered Oak flooring throughout and offers an entrance hall, living room overlooking the rear garden, dining room, a gorgeous refitted kitchen (2022), utility room and cloakroom toilet. A master bedroom with dressing area and refitted en-suite, two further double bedrooms and modern family bathroom, occupy the first floor. Further benefits include newly replaced (October 2020) anthracite UPVC double glazing and external doors, oil fired central heating, driveway parking and an exceptional, landscaped rear garden

## COVERED PORCH

There is a covered porch to the front with outside light.

## ENTRANCE HALL

You enter the property through a composite door with obscure glazed panel, there is a UPVC double glazed window to the side, stairs to the first floor landing with bespoke under stairs cupboard below, Engineered Oak flooring, smoke alarm, Hive heating controls, decorative column radiator and Oak doors to the kitchen, utility room and cloakroom toilet.

## CLOAKROOM

There is an obscure UPVC double glazed window to the side, the suite was refitted in 2022 with a vanity unit with basin and chrome mixer tap, an inset W/C, radiator, attractive tiled splash backs and engineered Oak flooring.

## KITCHEN

11'10" x 11'2"

This modern grey shaker style kitchen was replaced in 2022 and offers a range of matching wall and base units with square edge work surfaces, matching upstands and a 1 1/2 bowl composite sink with mixer tap, there is an integrated fridge, integrated freezer, integrated dishwasher, built in high level double electric oven, inset 5 ring induction hob with extractor and light over, radiators, inset ceiling spotlights, engineered Oak flooring and openings to the dining room and living room.

## DINING ROOM

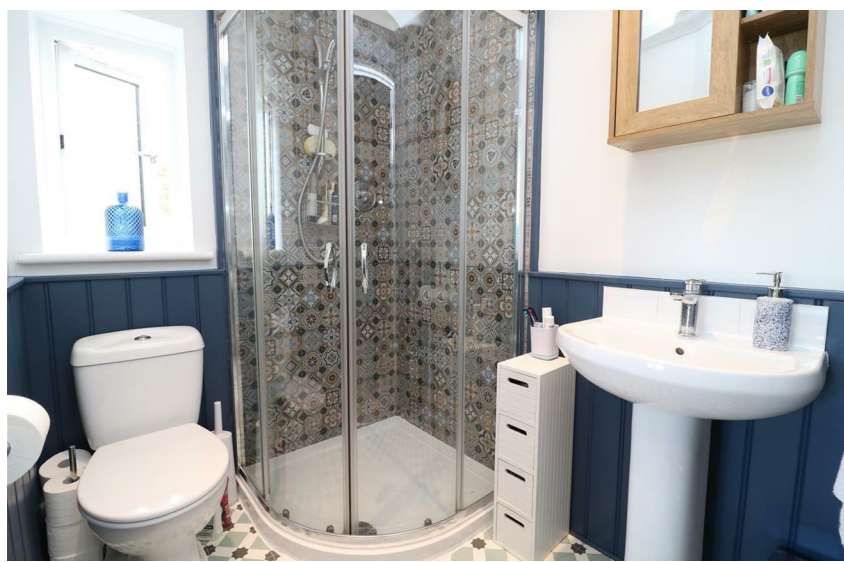
13'5" (MAX) x 12'6" (MAX)

The dining room has a UPVC double glazed window to the front which is set back in a bay with bespoke built-in storage cupboards, a feature log burner with granite hearth and floating wooden mantle, engineered Oak flooring, TV point, telephone point, decorative column radiator and inset ceiling spotlights.

## LIVING ROOM

16'1" x 12'10"

The living room has two UPVC double glazed French doors opening to the rear paved patio area, feature log burner with granite hearth, wooden mantle and brick surround, wall hung lights, engineered Oak flooring, TV point, telephone point and a radiator.





## UTILITY

The utility room has an obscure UPVC double glazed door to the side, oil boiler, space for tumble dryer, plumbing for washing machine, work surfaces and engineered Oak flooring.

## FIRST FLOOR LANDING

On the first floor landing there is a UPVC double glazed window to the side, smoke alarm, radiator, inset ceiling spotlights, access to the loft (part boarded with ladder and light) and doors to all bedrooms and the family bathroom.

## MASTER BEDROOM

9'10" x 9'2"

In the master bedroom there is a UPVC double glazed window to the rear, built in wardrobe, dressing area, TV point, radiator and a door to the en-suite shower room.

## ENSUITE

The refitted en-suite shower room has an obscure UPVC double glazed window to the side, corner shower cubicle with mains chrome shower, pedestal basin with chrome mixer tap, closed couple dual flush W/C, shaving socket, chrome heated towel rail, ceiling spotlights and an extractor fan.

## BEDROOM TWO

12'10"(MAX) x 9'2" (MAX)

There is a UPVC double glazed window to the front, TV point, bespoke ornate skirting boards and a radiator.

## BEDROOM THREE

18'8" (MAX) x 7'10" (MAX)

In bedroom three there is a UPVC double glazed window to the rear, telephone point, TV point and a radiator.

## FAMILY BATHROOM

The family bathroom is fitted with an obscure UPVC double glazed window to the front, pedestal basin with chrome monoblock taps, panelled bath with chrome mixer tap, shower attachment, glazed folding screen and attractive tiled splash backs, low level W/C, door to airing cupboard, ceiling spotlights, radiator and an extractor fan.

## EXTERIOR

### FRONT

To the front of the property you will find a gravelled driveway for two cars leading to a covered porch with a newly fitted composite entrance door with diamond shape obscure window. There is an outside light, double gated access to the side leading to rear garden, with a laurel bush to the side of the driveway.

### REAR GARDEN

You can access the spacious rear garden from a side door from the utility or via two sets of French doors from the living room. You step out of the living room doors onto a large recently laid paved patio, which is perfect for outdoor seating and entertaining, with an external light and tap. From here, you step down onto the main lawn which runs to the end of the garden separated by a wooden archway and shed, with power and light. There is a covered BBQ area and running alongside the lawn are a number of attractive planted borders and well maintained trees, plants and bushes. Through the archway is the final part of the garden, which has a number of bushes and shrubs. There is a wooden climbing frame with swings and a slide which is included in the sale of the property. At the very end of the garden is a gate leading to Main Street.

## ADDITIONAL INFORMATION

Council Tax Band - C













GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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