

**TOWN&COUNTRY**  
ESTATES



**St. Michaels Close, Hilperton, Wiltshire BA14 7RQ**

**Guide Price £475,000**



## LOCATION

St Michaels Close is a small cul de sac of individual detached homes, built in the late 1960's around a circular central green. This house stands at the back of the cul de sac, adjoining and overlooking open fields to the rear.

Hilperton is a popular Village on the edge of Trowbridge, offering excellent local amenities including a Church, School, Village hall and popular pub.

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

## DESCRIPTION

**NO ONWARD CHAIN** - Found at the head of a prestigious cul-de-sac, within the desirable Hilperton Village, Town & Country Estates are delighted to offer the rare and exciting opportunity to purchase this large three bedroom detached home, occupying a considerable corner plot. While the buyer may want to modernise their new home, it is certainly more than habitable as it is and offers plenty of scope to extend and develop, subject to the usual planning consents. A long drive leads up to the secluded home, where the accommodation comprises an entrance hall, a bay fronted living/dining room, kitchen, cloakroom toilet, three double bedrooms and bathroom. Further benefits include gas central heating, uPVC double glazing, garage and rear views across countryside.

## ENTRANCE HALL

You enter the property through a uPVC entrance door into a welcoming hallway, with a radiator and stairs to the first floor landing. Double doors lead to the lounge/diner, with additional doors providing access to the kitchen, under-stair storage cupboard and cloakroom toilet.

## LIVING ROOM

13'1" x 12'9"

There is a large uPVC bay window to the front, a uPVC double glazed window to the side, a gas fireplace with stone surround, TV point and radiators. The space seamlessly opens into the dining area, creating a bright and versatile living space.

## DINING ROOM

10'5" x 9'10"

There is a radiator and sliding patio doors opening to the rear garden.

## KITCHEN

13'9" x 9'10"

There is a large uPVC double-glazed window offering a view of the rear garden, a range of matching base and wall units with rolled top work surfaces and tiled splashbacks, inset sink with chrome mixer tap, electric cooker, space for an under counter fridge, plumbing for a washing machine, a wall-mounted Potterton boiler and vinyl flooring. A uPVC door provides direct access to the garden.

## W/C

There is an obscure uPVC double glazed window to front, closed couple W/C with dual flush, vanity unit with inset sink and tiled splashbacks.





## FIRST FLOOR LANDING

The staircase leading to the first floor has a glazed panel, allowing extra natural light to filter through. There is access to the loft and doors to all three bedrooms, the family bathroom and an airing cupboard.

## BEDROOM ONE

16'8" x 9'10"

The dual aspect master bedroom boasts a uPVC double glazed window to the front and one to the rear, overlooking fields, providing a peaceful outlook. There is also a radiator, fitted wardrobes and access to a large amount of eaves storage.

## BEDROOM TWO

16'0" x 9'2"

The second double bedroom features dual-aspect uPVC double-glazed windows, again with rear views across countryside. The room also benefits from a radiator.

## BEDROOM THREE

13'9" x 7'6"

There is a uPVC double glazed window to rear, wardrobe and radiator.

## BATHROOM

With an obscure uPVC double-glazed window to the front, a paneled bath with a shower attachment, a pedestal wash basin, a close-coupled W/C, a glazed shower enclosure, with an electric Mira shower and a radiator.

## EXTERIOR

### FRONT

A long drive passes through the attractive, mature front garden leading to the front of the property and garage.

### REAR GARDEN

The home benefits from substantial outside space, with a planted front garden offering an array of mature trees, bushes and hedging, a huge enclosed lawn to the side and a well kept rear garden, benefitting a paved patio, feature pond and views of the Village Church. These private gardens offer lots of potential to develop and extend the property, subject to the usual planning consents.

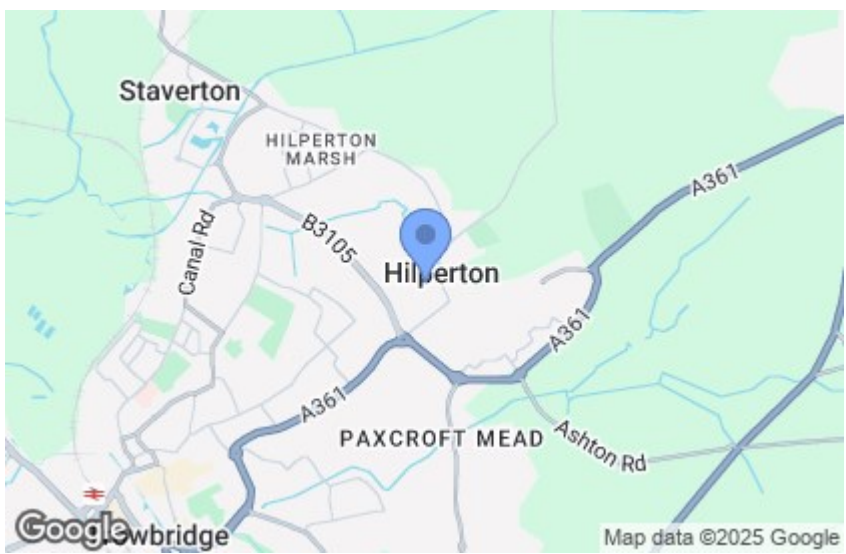
## GARAGE

17'0" x 8'10"

There is a window to the rear, power, light and up and over door to the front.

## ADDITIONAL INFORMATION

Council Tax Band - E





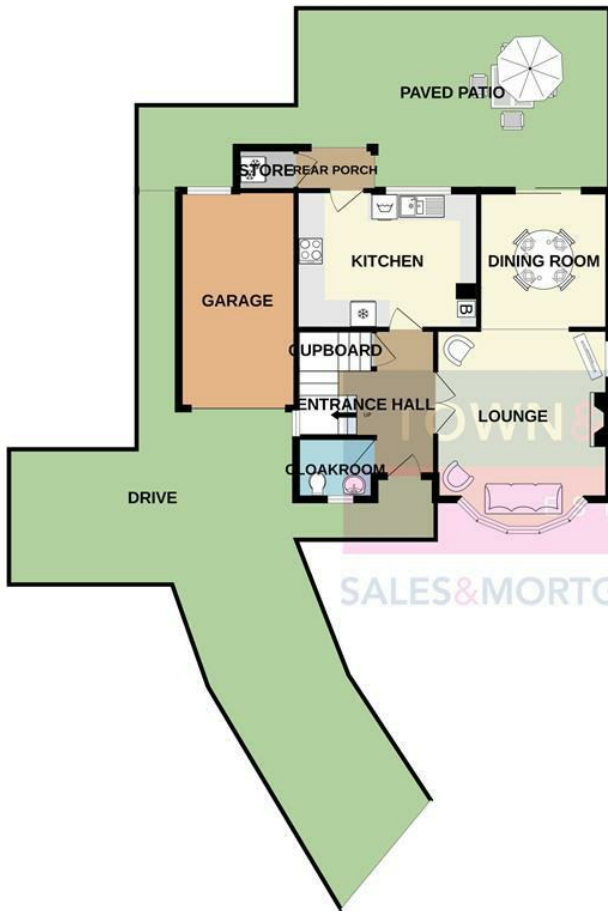




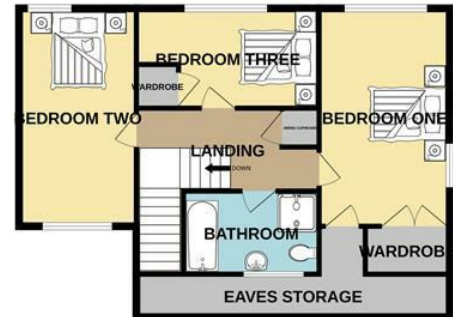




GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

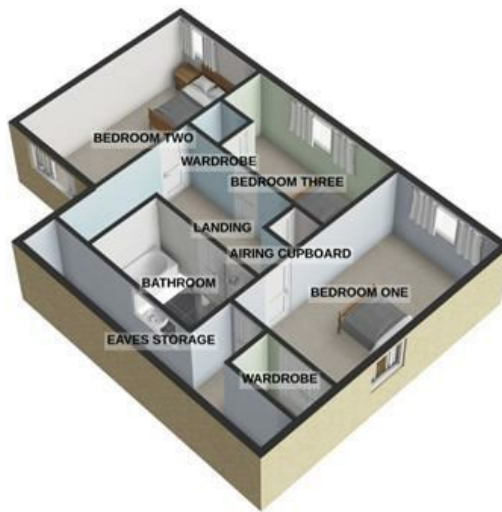
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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