



105 Newhurst Park,
Hilperton, Trowbridge, Wiltshire, BA14 7QU


KINGSTONS



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ESTATE AGENTS

A beautifully presented, modern, link-detached family home situated within a small private cul de sac within the well regarded Paxcroft Mead development on the edge of Hilperton village close to parkland walks, two pubs, shops & well regarded primary school. The neutrally decorated interior boasts entrance hall, cloakroom, study/office, living room with French doors, dual aspect modern kitchen/dining room with integrated appliances, three DOUBLE bedrooms, refitted bathroom, upgraded uPVC double glazing and gas central heating system. External features include tandem driveway for two vehicles with potential to create more, and enclosed well-tended gardens with patio and raised fish pond. Viewing is highly recommended - vendor suited with no onward chain.

Guide Price £290,000



All measurements are approximate.

ACCOMMODATION

Entrance Hall

Double glazed, composite door to the front. Radiator. Stairs to the first floor. Smoke alarm. Wood effect flooring and coving. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and w/c. Fuse box. Tiled effect vinyl flooring.

Study/Office 9' 5" x 6' 0" (2.88m x 1.82m)

UPVC double glazed window to the front. Radiator. Wood effect flooring and coving.

Living Room 16' 4" x 12' 4" (4.98m x 3.76m)

UPVC double glazed French doors and windows to the rear. Two radiators. Television point. Feature marble fireplace with living flame gas fire inset. Coving. Panelled door to the understairs storage cupboard. Double glazed, double doors to the:

Kitchen/Dining Room 19' 2" x 8' 1" (5.83m x 2.46m)

UPVC double glazed windows to the front and rear. Radiator. Range of wall, base and drawer units with marble work tops and glass tiled splash-backs. Stainless steel sink drainer units with mixer tap. Built-in stainless steel, fan assisted electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Space for dining table. Wood effect flooring and coving. UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Balustrade. Smoke alarm. Access to part boarded loft space. Panelled doors off and into:

Bedroom One 12' 4" x 9' 6" (3.76m x 2.89m) max

Two UPVC double glazed windows to the front. Radiator. Panelled door to airing cupboard housing boiler, hot water tank and shelving.

Bedroom Two 9' 11" x 9' 5" (3.02m x 2.86m)

UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes with hanging rails and shelving.

Bedroom Three 17' 4" x 8' 2" (5.28m x 2.49m)

UPVC double glazed windows to the front and rear. Radiator. Access to part boarded loft space.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising panelled bath with mains Mira shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Tandem driveway providing off road parking for two vehicles. Area laid to lawn with tree and shrubs. Gated side pedestrian access to the rear.

To The Rear

Enclosed rear garden comprising paved patio area to the immediate rear, raised fishpond, area laid to lawn and well stocked, established borders with a variety of plants, trees and shrubs. External light and power point. All enclosed by fencing.

TENURE: Freehold

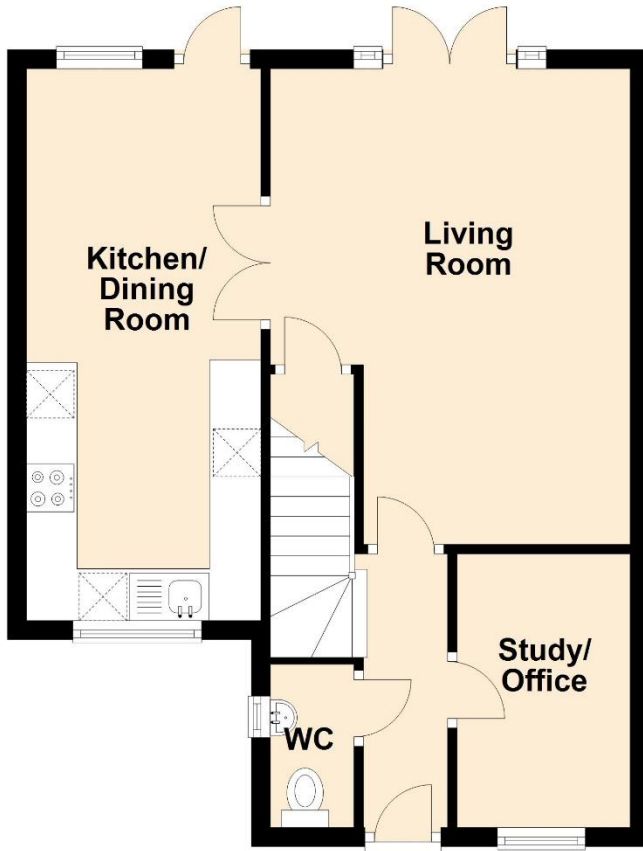
COUNCIL TAX BAND: D

Directions: From our office in Fore Street, proceed out of town on the Hilpert Road. At the roundabout turn right into Hilpert Drive. At the next roundabout turn left into Newhurst Park. At the T junction turn right and then follow the road around to the left. The property can be found up a small cul-de-sac on the left hand side (before Apsley Close).



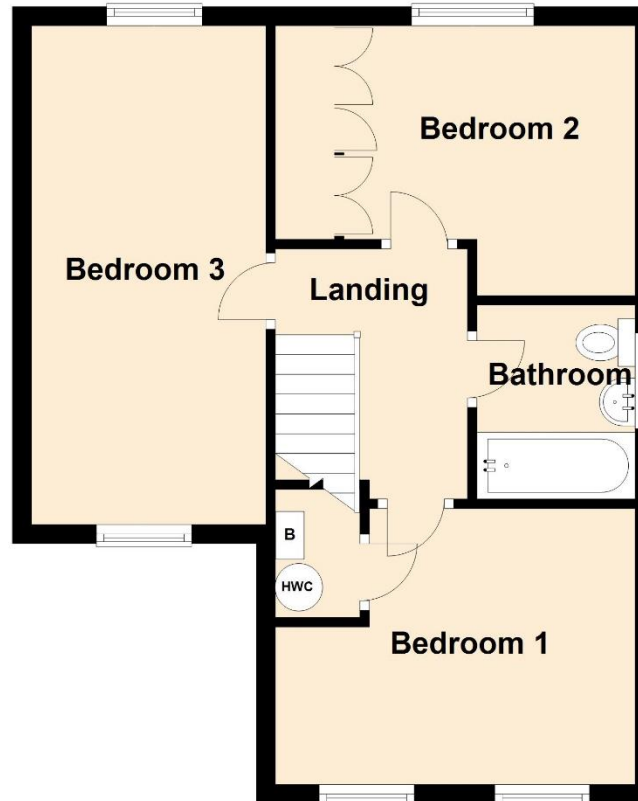
Ground Floor

Approx. 45.1 sq. metres (484.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 88.7 sq. metres (954.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.