

TOWN & COUNTRY
ESTATES



Princess Gardens, Hilperton Marsh, Wiltshire BA14 7PT

Offers Over £350,000

LOCATION

The property is located in a quiet residential area in the sought after Hilperton Marsh, on the edge of Trowbridge. Within easy walking distance to a local shop, well regarded primary school and the nearby Kennet and Avon canal, with lovely walks.

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

DESCRIPTION

NO ONWARD CHAIN - An extended and much improved three bedroom semi-detached bungalow, approaching the market in superb order. This turn-key home offers spacious and flexible accommodation through-out. The property comprises an entrance hall, a modern kitchen/dining room, a fantastic lounge with bi-folding doors overlooking the rear garden, three double bedrooms, four piece bathroom and cloakroom toilet. Further benefits include uPVC double glazing, gas central heating, a really useful enclosed side area, plentiful driveway parking and large garage.

ENTRANCE HALL

You enter the property through a composite entrance door, there is access to the part boarded loft where there is a Ideal gas boiler, radiator and doors to the kitchen/dining room, bedroom three, bathroom, cloakroom toilet and a large storage cupboard.

KITCHEN/DINING ROOM

The modern kitchen/dining room was refitted in 2023 with a range of matching base and wall units with 1 1/2 bowl inset sink unit and chrome mixer tap, attractive tiled splashbacks, Stoves range style cooker with gas hob, integrated fridge, integrated dishwasher, three skylight windows, radiator, space for a dining table and doors to the rear hall and inner hall leading to bedroom one and two.

REAR HALL

The rear hall has space for coats and shoes and doors to the lounge, garage and covered area to the side.

LOUNGE

The lounge was a great addition to the home in 2023 and really is an unexpectedly spacious reception room, with log burning stove and stone hearth, two aluminum bi-folding doors opening to the enclosed rear garden, three matching wall lights and TV point.

BEDROOM ONE

Bedroom one has a uPVC double glazed window to the rear, built-in wardrobes and a radiator.

BEDROOM TWO

There are uPVC double glazed French doors opening to the rear garden, built-in wardrobes and a radiator.



BEDROOM THREE

The third double bedroom would also make an ideal snug or additional reception room and has a uPVC double glazed window to the front, log burning stove and a radiator.

CLOAKROOM TOILET

There is an obscure uPVC double glazed window to the front, dual flush WC, pedestal basin, attractive tiled splashbacks and a radiator.

BATHROOM

The bathroom was refitted in 2023 and offers a four piece suite, with a panelled bath and chrome mixer tap, large walk-in shower cubicle with chrome mains shower, vanity unit with inset dual flush WC, basin with chrome mixer tap and storage, chrome heated towel rail and an extractor fan.

GARAGE

The large garage has power, light , a uPVC double glazed window to the side, plumbing for a washing machine, and an electric roller shutter door.

COVERED AREA

The convenient covered area to the side connects the bungalow to the garden. There is a uPVC door to the front, wooden storage cupboards, a seating area ideal for a table and chairs, external power socket and tap.

EXTERIOR

FRONT

Another huge benefit to the home is the large block paved drive, providing plentiful off road parking.

REAR GARDEN

The enclosed rear garden is mainly laid to lawn, with attractive planted borders, access to the covered area, outside light and power socket.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - D





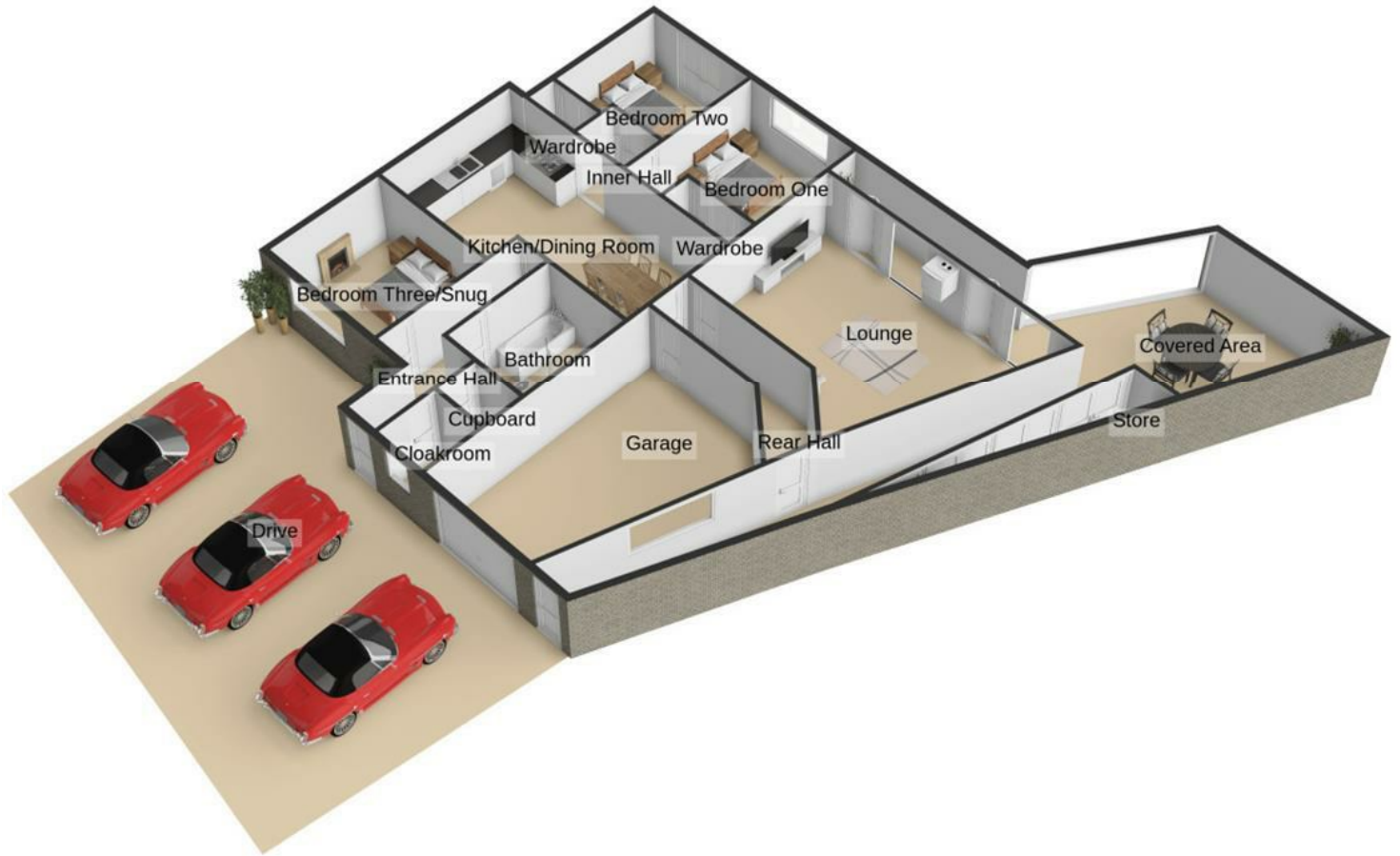


GROUND FLOOR



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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Ground Floor
2027 sq.ft. (188.3 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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