TOWN&COUNTRY
ESTATES



Marsh Road, Hilperton Marsh, Wiltshire BA14 7PL

£475,000

LOCATION
The property is located 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 - A rare opportunity to purchase a very well presented and thoughtfully extended four bedroom detached property, occupying an enviable non-estate position within Hilperton Marsh. Boasting a large private rear garden and plentiful driveway parking, this fantastic home offers spacious and versatile accommodation throughout, perfectly suited to modern family living.
The large ground floor comprises a welcoming entrance hall, lounge, kitchen/dining room, conservatory, inner hall with access to the forth bedroom, study, utility room, cloakroom toilet and wonderful family room, with bi-folding doors to the rear garden - this space of the home could be modified to create a really nice annexe.
The first floor benefits two double bedrooms, a good size single bedroom and modern family bathroom.
Further notable features include a full electric rewire or the main house in 2019, new heating system (boiler, pipework and radiators) in the main house in 2019, replaced kitchen and replaced bathroom. The extension was completed in 2023.

ENTRANCE HALL
You enter the home through a composite door, with obscure glazed windows to either side, into the welcoming entrance hall. There is attractive tiled flooring, radiator, door to the lounge, a glazed door to the kitchen/dining room and stairs to the first floor, with a useful storage cupboard below.

LOUNGE
16'0" x 11'9" max
There is a large uPVC double glazed window to the front with fitted wooden shutters, radiator and engineered wood flooring, which leads from the lounge through the dining area and into the kitchen.

KITCHEN/DINING ROOM
18'8" x 9'10"
The original kitchen and dining room was knocked through in 2019, to create this open space, which is the hub of this family home.

KITCHEN
The kitchen has a uPVC double glazed window to the rear, a range of matching base and wall units with wooden worksurface and breakfast bar, inset 1 1/2 ceramic basin with chrome mixer tap, tiled splash backs, a built-in high level oven and grill, inset ceramic hob with extractor and light over, integrated fridge/freezer, integrated dishwasher, wine cooler, inset ceiling spotlights, built-in cupboard and a glazed composite door to the inner hall.
Concealed in a cupboard is a Ideal wall mounted gas boiler.

DINING AREA
With a radiator and uPVC door to the conservatory.

CONSERVATORY
11'1" x 6'6"
A great place to enjoy the rear garden, the conservatory has uPVC double glazed windows to three aspects, a radiator and uPVC French doors to the paved patio.

INNER HALL
There is herringbone wood effect flooring, inset ceiling spotlights and an opening through to the family room. Oak doors lead to bedroom four, the study and utility room.

BEDROOM FOUR
11'5" x 9'10"
The versatile ground floor bedroom is currently used as a hobby room and offers a uPVC double glazed window to the front, radiator and wood effect flooring.

STUDY
9'2" x 7'10"
Another room which offers a multitude of uses, the study has a uPVC double glazed window to the side, radiator, wood effect flooring and inset ceiling spotlights.









UTILITY ROOM
The utility room has an obscure uPVC double glazed window to the side, matching base and wall units, rolled top worksurface, tiled splashbacks, inset basin with chrome mixer tap, plumbing for a washing machine, tiled flooring, inset ceiling spotlight, extractor fan and an Oak door to the cloakroom toilet.

CLOAKROOM TOILET
The useful cloakroom has an obscure uPVC double glazed window to the side, vanity unit with storage and ceramic basin with chrome mixer tap, dual flush WC, chrome heated towel rail, inset ceiling spotlight, extractor fan and tiled flooring continuing from the utility room.

FAMILY ROOM
16'4" x 11'1"
This fantastic room is perfect for entertaining, with bi-folding doors opening to the paved patio. There is a uPVC double glazed window to the rear and ceiling lantern which flood the room with lots of natural light. There is a radiator, inset ceiling spotlights and wiring for a wall mounted television.

FIRST FLOOR LANDING
The landing offers a uPVC double glazed window to the side, access to the loft and doors to the three first floor bedrooms and the bathroom.

BEDROOM ONE
11'9" x 11'5"
There is a uPVC double glazed window to the rear, built-in double wardrobe, airing cupboard and radiator.

BEDROOM TWO
11'9" x 9'10"
The second double bedroom has a uPVC double glazed window, with fitted wooden shutters, to he front, built-in double wardrobe and a radiator.

BEDROOM THREE
8'6" x 8'2"
Bedroom three is a good size single room and has a uPVC double glazed window, with fitted wooden shutters, to the front and a radiator.

BATHROOM
The modern bathroom has two obscure uPVC double glazed windows to the side. a panelled bath which has a chrome mains shower over with rainfall effect shower head and separate hand attachment, vanity unit with storage and inset basin with chrome mixer tap, dual flush WC, chrome heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights and an extractor fan.

EXTERIOR

FRONT
The front of the property is laid to low maintenance stone chippings, which provides off road parking for multiple cars. Steps lead to the front door with an attractive storm porch over.

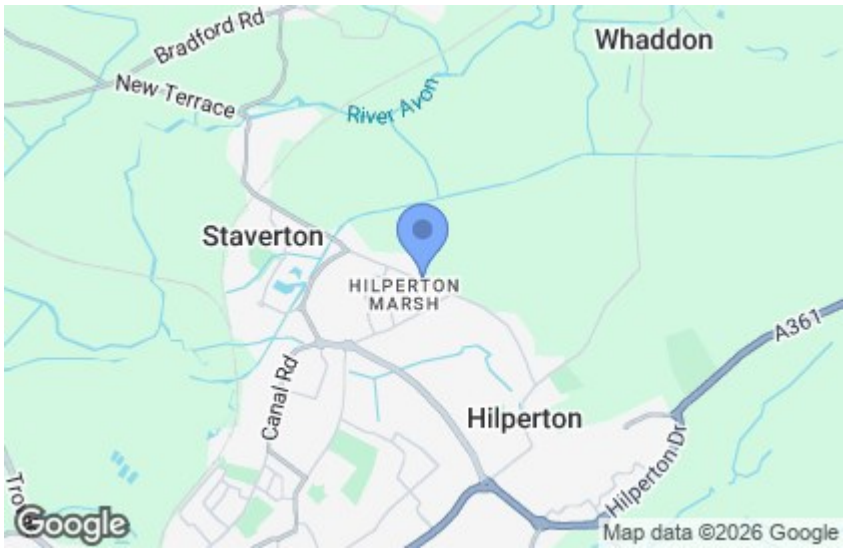
REAR GARDEN
The wonderful rear garden features a paved patio immediately adjoining the property, leading onto a small lawn and attractive gravelled areas. A paved pathway continues to a further, larger lawn at the far end of the garden with a mature hedged border, creating a lovely sense of privacy and space, while offering plenty of room to enjoy. There is an outside tap, lights and external power sockets.

ADDITIONAL INFORMATION
Council Tax Band - D
EPC Rating - To follow










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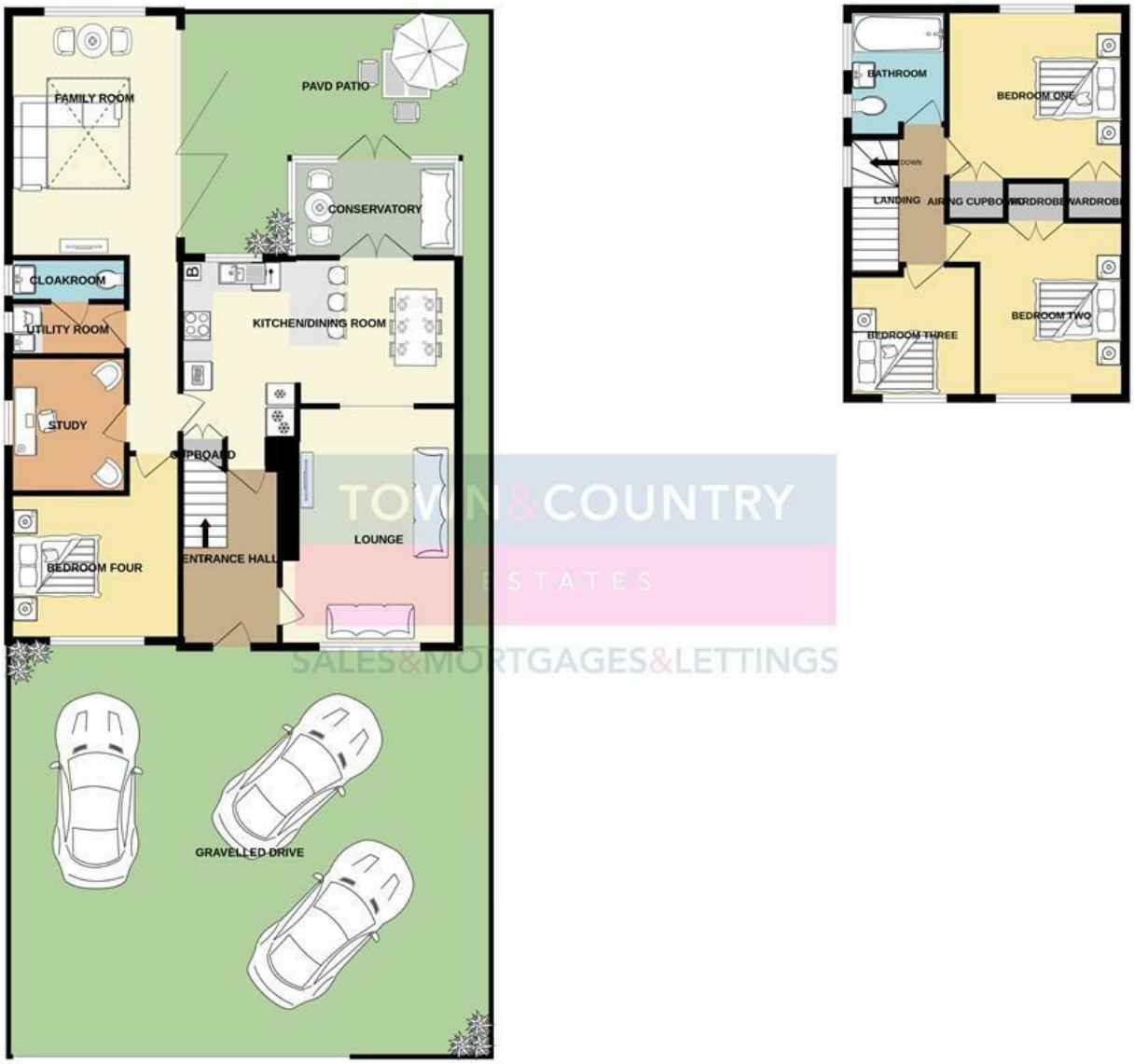





THE DEN SE26

GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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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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