

16 Dymott Square
Trowbridge BA14 7RW

Monthly Rental Of £2,750





Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Exceptional five double bedroom detached property

Four reception rooms

Two conservatories

Utility room

Downstairs cloakroom

Dressing area and en-suite to the Master bedroom

Spacious family bathroom with four piece suite

Double garage and large driveway

This exceptionally spacious five double bedroom detached property is situated at the end of a desirable cul-de-sac within the popular village of Hilperton. The ground floor of the property offers four spacious reception rooms, two conservatories, a spacious kitchen, utility room and downstairs cloakroom. Upstairs you will find four spacious double bedrooms, a dressing area and en-suite shower room to the master bedroom, and a large family bathroom with four piece suite. Externally the property offers a large driveway providing off road parking for several vehicles, a detached double garage and a generous enclosed rear garden. Available immediately, unfurnished.

Ground Floor

Entrance Hall
With PVCu front door, wood laminate flooring, radiator and stairs to the first floor with storage cupboard under.

Cloakroom
With tiled floor, W.C, hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

Study *8' 6" x 9' 1" (2.58m x 2.78m)*
With radiator and PVCu double glazed window to the front.

Lounge *11' 11" x 19' 11" (3.62m x 6.07m)*
With two radiators, gas fire with surround, door to the side, PVCu double glazed window to the front and double doors opening into the dining room.

Side Conservatory *10' 10" x 11' 8" (3.31m x 3.56m) max*
With tiled floor and PVCu french doors to the Conservatory.

Dining Room *13' 7" x 9' 10" (4.15m x 3.00m)*
With radiator and PVCu bi fold doors to the rear garden.

Kitchen *19' 9" x 13' 3" (6.03m x 4.05m) max*
With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, range cooker with five ring gas hob and extractor hood over, dishwasher, one and a half bowl ceramic sink/drainer unit, radiator, inset ceiling spotlight and PVCu double glazed window to the rear. Open plan into the Conservatory.

Rear Conservatory *10' 8" x 10' 4" (3.26m x 3.16m)*
With tiled flooring and PVCu french doors opening onto the rear garden.

Utility room *6' 7" x 8' 11" (2.01m x 2.72m)*
With tiled flooring, base units with worktop over and tiled splash backs, one and a half bowl sink/drainer unit, radiator, space for fridge/freezer, washing machine and tumble drier, PVCu double glazed window to the rear and PVCu door to the side.

Sitting Room *16' 1" x 16' 2" (4.90m x 4.93m)*
With wood laminate flooring, radiator and two PVCu double glazed windows to the front.

First Floor

Bedroom 1 *12' 0" x 14' 1" (3.65m x 4.29m) plus dressing area*
With radiator, two built in wardrobes and PVCu double glazed window to the front.

En-suite *5' 2" x 9' 9" (1.58m x 2.98m)*
With wood flooring, white suite comprising large walk in rainfall shower, pedestal hand basin and close coupled W.C, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Bedroom 2 *13' 0" x 9' 3" (3.97m x 2.82m)*
With radiator, built in wardrobe and two PVCu double glazed windows to the front.

Bedroom 3 *15' 11" x 10' 0" (4.86m x 3.06m)*
With radiator, built in wardrobe and two PVCu double glazed windows to the front.

Bedroom 4 *16' 0" x 10' 6" (4.88m x 3.21m)*
With radiator, built in wardrobe and two PVCu double glazed windows to the rear.

Bedroom 5 *9' 10" x 9' 10" (2.99m x 2.99m)*
With radiator and PVCu double glazed window to the rear.

Bathroom *13' 7" x 9' 10" (4.13m x 3.00m) max*
With wood flooring, white suite comprising corner bath, large shower enclo With rainfall shower, twin pedestal hand basins and close coupled W.C, heated towel rail, inset ceiling spotlights and two obscured PVCu double glazed windows to the rear.

Externally

Double Garage and parking *17' 0" x 16' 9" (5.19m x 5.10m)*
With two up and over doors to the front, power, light, eaves storage, door to the side and window to the rear. A large gravelled driveway provides off road parking for several vehicles. Gated access to the rear garden from both sides of the property.

To the rear
The large enclosed rear garden offers a generous area laid to lawn, as well as a spacious patio seating area. There is a side door into the garage and gates side access from both sides of the property.

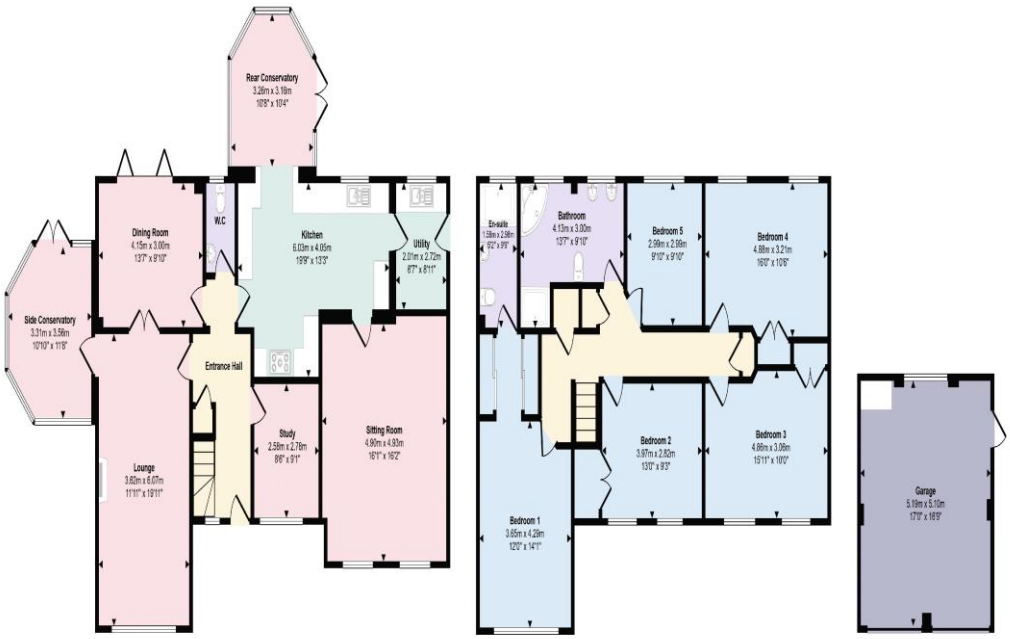
Council tax
The property is in council tax band G.







Approx Gross Internal Area
265 sq m / 2851 sq ft



Ground Floor
Approx 133 sq m / 1428 sq ft

First Floor
Approx 106 sq m / 1136 sq ft

Garage
Approx 26 sq m / 285 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.