



KINGSTONS



80 Newhurst Park

Hilperton Trowbridge BA14 7QW

A beautifully presented, extended and upgraded four bedroom detached family home, situated within the well regarded Hilperton village close to the The Mead primary school, pubs, shops & countryside walks. The spacious, modern interior, finished to a high specification, features three reception rooms, wood burning stove, shaker style kitchen with Bosch appliances & granite work tops, open plan to large dining room with vaulted ceiling & tri-fold doors, refitted luxury bathroom & en-suite shower rooms, uPVC double glazing, gas central heating system and Freehold solar panels. External features include enclosed landscaped south facing gardens with Indian Sandstone patio, detached garden room/home office, attached garage and driveway. Viewing is highly recommended as homes in this area always prove very popular.

Offers Over £425,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Smoke alarm. Wood effect flooring and coving. Coat hanging space. Stairs to the first floor. Oak doors off and into:

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite with stone tiled surrounds comprising wash hand basin and w/c with enclosed cistern and Grohe dual push flush. Stone tiled flooring, coving and inset ceiling spot lights. Extractor.

Living Room

16'5" x 12'6" (5.0 x 3.8)
UPVC double glazed window to the front with fitted shutters. Two Victorian style radiators. Feature fireplace stone hearth, oak mantle and wood burner inset. Bespoke built-in dresser with cupboard and shelving. Television point. Wood flooring, wall lights and coving. Smoke alarm.

Family Room

11'10" x 11'6" (3.6 x 3.5)
UPVC double glazed patio doors to the rear. Contemporary vertical radiator. Wood effect flooring, coving and inset ceiling spotlights. Oak door to the garage. Door to understairs storage cupboard.

Study

8'2" x 6'3" (2.5 x 1.9)
UPVC double glazed window to the front. Radiator. Coving. Fuse box and electric meter.

Kitchen

12'2" x 10'10" (3.7 x 3.3)
Comprehensive range of shaker style units including wall and base mounted cupboards, pull-out tall boy unit and drawers. Granite splash-backs, breakfast bar and work tops with a Franke one and a half bowl stainless steel sink unit inset with bevelled drainer. Built-in high level stainless steel Bosch electric oven and combination microwave oven. Built-in Bosch induction hob with stainless steel extractor hood over. Integrated wine fridge, tall fridge and dishwasher. Plumbing for washing machine. Smoke alarm. Enclosed boiler and heating controls. Wood flooring and inset ceiling spotlights. Under-floor heating. Smoke alarm. Open plan to the:



Dining Room

11'10" x 11'2" (3.6 x 3.4)

UPVC double glazed window to the rear. Vaulted ceiling with exposed beams and two Velux windows. Double glazed tri-fold doors to the side with fitted blinds. Television point. Wood flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Oak banister with glass balustrade. Access to part boarded loft space with ladder. Panelled door to airing cupboard housing hot water tank, shelving and pump for shower. Panelled doors off and into: linen cupboard with hanging rail and shelving.

Bedroom One

14'9" x 11'10" (4.5 x 3.6)

UPVC double glazed window to the front. Radiator. Inset ceiling spotlights. Telephone point. Panelled door to the:

En Suite Shower Room/Dressing Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screens enclosing, wooden drawer unit with oval wash hand basin; and corner w/c with push flush. Illuminated mirror. Stone tiled flooring and inset ceiling spotlights. Built-in double wardrobe.

Bedroom Two

9'10" x 9'2" (3.0 x 2.8)

UPVC double glazed window to the front. Radiator. Coving.

Bedroom Three

10'2" x 6'11" (3.1 x 2.1)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Bedroom Four

8'10" x 7'7" (2.7 x 2.3)

UPVC double glazed window to the rear. Radiator. Coving. Television point.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Contemporary black towel radiator. Three piece white suite with tiled surrounds comprising panelled bath mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand

basin with drawers under and w/c with dual push flush. Illuminated mirror. Wood effect flooring and inset ceiling spotlights. Extractor.

EXTERNALLY

To The Front

Slate tiled pathway to front door with storm porch over and entrance light. Area laid to block paving surrounding tree, and cut-sleeper walling enclosing. Driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed landscaped garden with private southerly aspect comprising large Indian sandstone patio area to the immediate rear, composite decked areas, area laid to lawn and mixed borders with a variety of plants and shrubs. Storage area to side with lighting. Outside lighting and power point. All enclosed by fencing.

Garden Room/Home Office

10'10" x 9'6" (3.3 x 2.9)

Timber construction with double glazed window and door to the front. Wood flooring and walls. Power and lighting. Fuse box.

Garage

16'9" x 8'6" (5.1 x 2.6)

Up and over door to the front. Personal door to the rear. Oak door to the family room. Power and lighting. Eaves storage.

SOLAR PANELS:

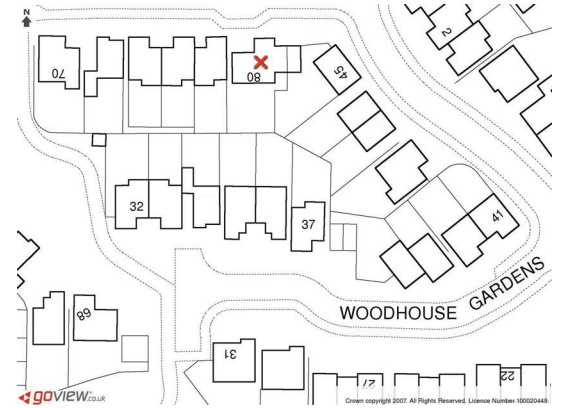
Freehold



Tenure **Freehold**
 Council Tax Band **E**
 EPC Rating **B**



Total area: approx. 149.5 sq. metres (1608.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.