



**KINGSTONS**

## **20 Whaddon Lane**

**Hilperton Trowbridge BA14 7RN**

A very well presented and updated, three bedroom detached family home situated in the extremely popular village of Hilperton close to open countryside, primary school, church, village hall and pub. Accommodation comprises entrance porch and hall, living room, kitchen/dining room with patio doors onto gardens, refitted utility room, cloakroom, three good sized bedrooms and refitted family bathroom. Features include good sized garden backing onto fields with beautiful views, UPVC double glazing, gas central heating with modern Worcester combi boiler, integral garage and driveway providing off road parking. Viewing recommended.

**Guide Price £375,000**





## ACCOMMODATION

All measurements are approximate.

### Porch

UPVC double glazed doors with windows to side and front into storm porch. Obscured single glazed door and window into:

### Entrance Hall

16' x 6'2" (4.88 x 1.88)

Radiator. Wood effect vinyl flooring. Stairs to first floor. Oak door to cloak cupboard. Oak doors leading to kitchen and living room.

### Living Room

15'1" x 13'1" (4.60 x 4.0)

UPVC double glazed windows to front and side. Radiator. Coving. Feature fireplace with tiled hearth and oak mantle. TV point.

### Refitted Kitchen/Dining Room

19'11" x 10' (6.06 x 3.05)

UPVC double glazed window to rear and UPVC double glazed patio doors opening on to garden. Vertical radiator. Range of modern wall, base, drawer and larder units with laminate worktops. One and a half bowl ceramic sink with mixer tap. Built-in four-ring Indesit electric hob with extractor over. Built-in high level electric oven and grill. Integrated dishwasher and fridge/freezer. Space for dining table. Wood effect flooring. Oak door into:



### Utility

8'11" x 7'10" (2.72 x 2.40)  
UPVC double glazed window to side.  
UPVC double glazed door to rear garden.  
Radiator. Tiled floor. Base and wall units with laminate worktop. Single sink drainer unit with mixer tap. Plumbing for washing machine. Door to cloakroom. Door to garage.

### Cloakroom

Obscured double glazed window to rear.  
W/C with enclosed cistern and dual flush.  
Tiled floor. Wood panelling.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side.  
Access to partially boarded loft space.  
Modern oak doors off and into: linen cupboard.

#### Bedroom One

12'10" x 11'9" (3.92 x 3.58)  
UPVC double glazed window to rear.  
Radiator. Decorative panelled feature wall.  
Built-in double wardrobe.

#### Bedroom Two

11'8" x 11'2" (3.56 x 3.40)  
UPVC double glazed window to front.  
Radiator. Built-in double wardrobe

#### Bedroom Three

8'2" x 7'10" (2.49 x 2.39)  
UPVC double glazed window to front.  
Radiator

### Family Bathroom

7'3" x 6'7" (2.22 x 2.0)  
Obscured UPVC double glazed window to rear. Chrome towel radiator. Three piece white suite with part stone tiled surround comprising shower end panelled bath with shower over and curved shower screen enclosing, solid wood work top with wash hand basin inset and cupboard under; and w/c with enclosed cistern and dual push flush. Cushioned vinyl floor. Extractor.

### EXTERNALLY

#### To the Front

L-shaped area laid to lawn. Enclosed by 5ft hedge. Outside light. Side access to rear garden. Outside tap.

#### To The Rear

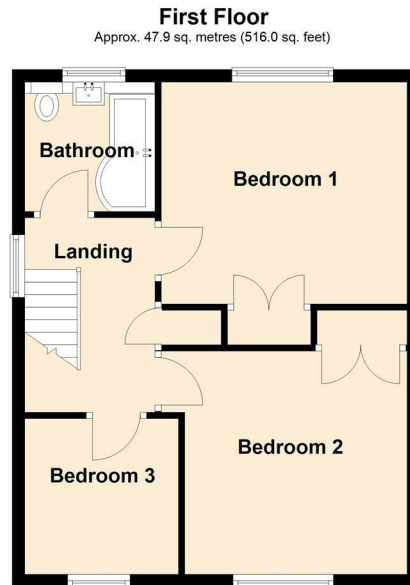
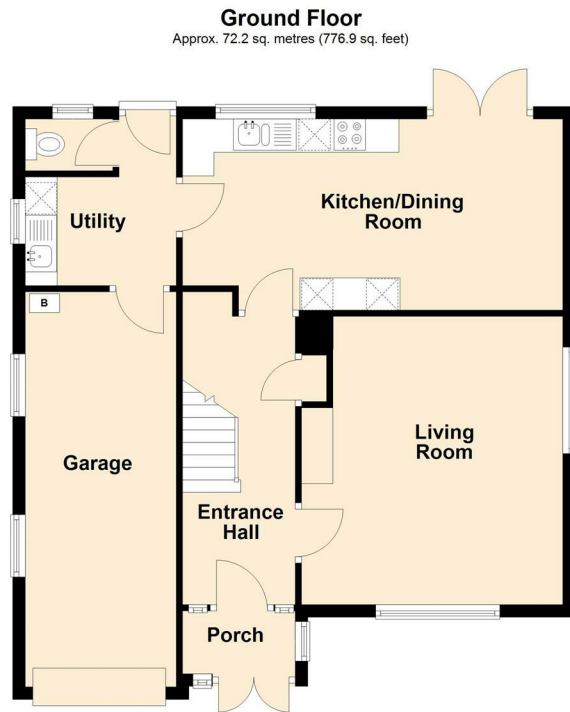
Good sized enclosed garden with private aspect backing onto fields, comprising paved patio area to the immediate rear, area laid to lawn and well stocked borders with a variety of mature plants, trees and shrubs. Timber framed summer house with herringbone vinyl flooring. Gated access to front. Further area of lawn to the side. All enclosed by fencing.

#### Garage

20' x 8'2" (6.10 x 2.50)  
Up and over door to the front. Two obscured double glazed windows to side. Wall mounted modern Worcester combi boiler. Fuse Box. Electric and gas meters.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **D**



Total area: approx. 120.1 sq. metres (1292.9 sq. feet)



  
**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.