



35 Lacock Gardens

Hilperton, Trowbridge, BA14 7TF

Guide Price £500,000

Welcome to 35 Lacock Gardens, Hilperton, Trowbridge. An impressive four bedroom detached family home with extended kitchen family room, conservatory and balcony.

The ground floor accommodation comprises entrance porch, cloakroom, entrance hall, kitchen family room with bi-folding doors onto the garden, utility room, dining room, lounge and conservatory with patio doors onto the garden and also allowing access into the family room.

The first floor accommodation comprises landing with airing cupboard, principal bedroom with fitted wardrobe and en-suite bathroom, three further bedrooms, family bathroom and access to the balcony above the family room.

The property further benefits from driveway parking for multiple vehicles, a double detached garage with dual electric roller doors to the front, an access door from the garden and power and lighting, an enclosed rear garden, gas central heating, double glazing, a fitted sonos home entertainment system and hot tub.

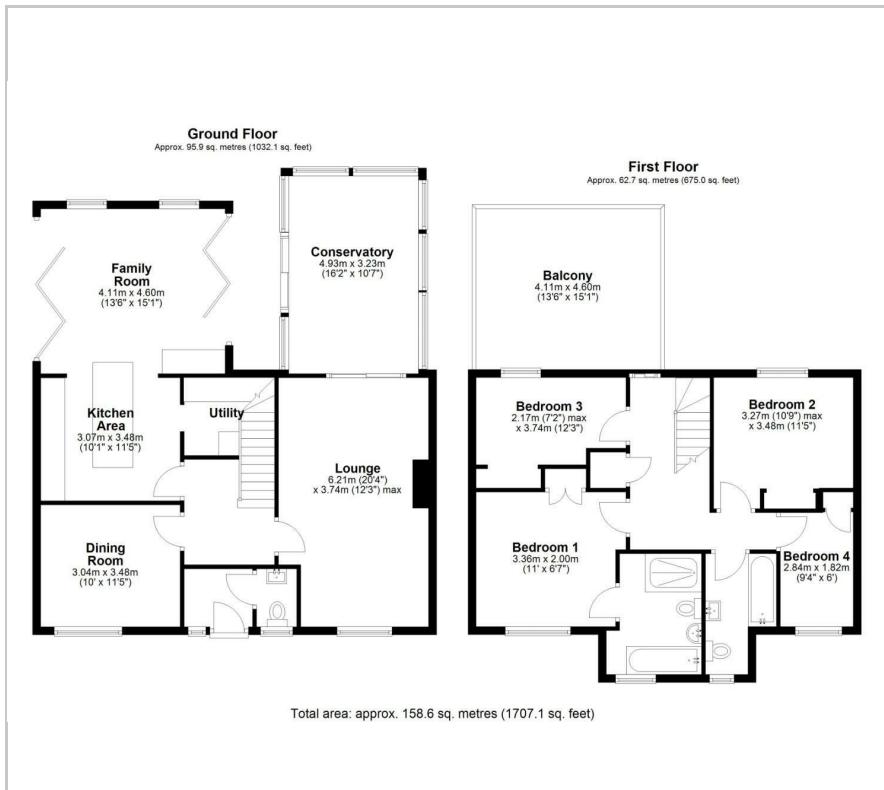
Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.

- Four bedroom detached family home
- Detached double garage with electric roller doors
- Driveway parking for multiple vehicles
- Extended kitchen family room and conservatory
- Balcony



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	80
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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