





42 Hulbert Close

Hilperton Trowbridge BA14 7FL

A well presented, extended and upgraded FIVE DOUBLE bedroom family home tucked away in a small cul de sac over looking parkland close to Hilperton Road, parkland walks, well regarded primary school and local shops. The property boasts large dual aspect living room, dining room, modern fitted kitchen with Neff appliances, family room with bi fold doors, luxury re fitted en-suite shower room and refitted dressing room. External features include parking for two to three cars, double garage and good sized enclosed landscaped gardens with large Porcelain patio. Vendor suited with no onward chain!

Asking Price £495,000









ACCOMMODATION
All measurements are approximate

Entrance Hall
Part obscure double glazed composite door to front with obscure uPVC double glazed transom window over. Engineered wood floor with Matt Well. Nest central heating controls. Smoke alarm. Panel doors off and into large under stairs storage cupboard with fuse box, coat hanging space, light and space for shoes. Radiator.

Cloakroom
Extractor fan. Ceramic tiled floor. Radiator. Dual flush WC. Half tiling to walls. Wall hung wash basin with mixer tap and cupboard under. Vanity mirror.

Living Room
23'4" x 11'8" (7.11 x 3.56)
uPVC double glazed window to front. uPVC double glazed doors and windows to rear. Engineered wood floor. Two radiators. Television point. Wood burning stove with slate half and oak mantle. Carbon monoxide detector.

Dining Room
11'6" x 10'7" (3.51 x 3.23)
uPVC double glazed window to front. Radiator. Engineered wood floor.

Kitchen/Breakfast room
12'5" x 11'6" (3.78 x 3.51)
Inset LED spotlights to ceiling. Radiator. Anti-slip porcelain tiled floor. Control unit for underfloor heating. Integrated wine fridge. Extensive range of gloss, light Grey wall, base and drawer units. Feature Island unit with drawers and cupboards. Gloss black granite worktops with integrated Neff induction hob extractor fan with Black finish and Glass splashbacks. Integrated Bosch Dishwasher. Stainless steel one and a half bowl sink with integrated drainer & Mixer tap. Integrated twin Neff ovens. Decorative lighting beneath worktop and wall units. Breakfast bar integrated into island unit with seating for up to 3 people. Opening into family room. Panelled door into:

Utility Room
7'2" x 5'7" (2.18 x 1.70)
Anti-slip porcelain tiled floor. Double glazed panel door to rear. Radiator. Plumbing for washing machine with rolled edge worktop over. Space for double fridge/freezer With light Grey gloss finished wall units above and additional wall hung unit. Wall hung Worcester boiler. Control panel for underfloor heating.

Family Room
11'11" x 11'11" (3.62 x 3.62)
uPVC double glazed windows to rear. uPVC double glazed bi-fold doors onto patio. Anti-slip porcelain tiled floor. Control unit for underfloor heating. Vaulted ceiling with inset LED spotlights to ceiling and two Velux double glazed skylight windows with fitted blinds to vaulted ceiling. Television point. Radiator.

FIRST FLOOR

Landing
uPVC double glazed window to front. Radiator. Smoke alarm. Balustrade. Feature paneling to wall, Panel door into large airing cupboard with pressurised hot water cylinder. Carbon monoxide detector.

Bedroom One
12'5" x 11'6" (3.78 x 3.51)
uPVC double glazed window to front. Feature paneling to wall. Radiator. Television point. Panel door into en-suite and into dressing room. Control unit for underfloor heating to en-suite.

Re-fitted En-suite
Obscure uPVC double glazed window to rear. Extractor fan. LED Spotlight to ceiling. Anthracite towel radiator. Four-piece suite comprising floor standing wash basin with Anthracite mixer tap, drawers and cupboard beneath. Double wall mounted toothbrush charger. Dual flush WC. Panel bath with Shadow chrome finish mixer taps and tiled surrounds. Tiled Double shower enclosure with storage alcove for cosmetics. Handheld shadow chrome finish shower wand and monsoon mains mixer shower over with satin Black finished sliding doors enclosing. Porcelain tiled floor.

Bedroom Two
11'7" x 10'4" (3.53 x 3.15)
uPVC double glazed window to front. Radiator.

Bedroom Three
12'8" x 11'7" (3.86 x 3.53)
uPVC double glazed window to rear. Radiator. Television point. Acoustic feature panelling.

Family Bath & Shower Room
Obscure uPVC double glazed window to the rear. Chrome towel radiator. Extractor fan. Shaver point. White four piece suite comprising: Pedestal wash hand basin with mixer tap, dual flush WC, panel bath with tiled surrounds. Tiled shower cubicle with mains mixer shower, Bi-fold door enclosing with Inset LED spotlight above.

SECOND FLOOR

Landing
Velux double glazed window to roof with fitted blind. Panel doors off. Carbon monoxide detector. Radiator. Panel door into;

Bedroom Four
16'11" x 11'11" (5.16 x 3.63)
uPVC double glazed window to front. Radiator. Panel door into eaves cupboard. Television point. Nest central heating controls. Access to loft space.

Bedroom Five
16'11" x 12' (5.16 x 3.66)
uPVC double glazed window to front. Velux double glazed skylight window to roof with fitted blind. Would effect floor. Radiator.

Shower Room
Extractor fan. Shaver point. Tiled surrounds. Radiator. White three piece suite Comprising: Pedestal basin with mixer tap, dual Flush WC. Tiled shower enclosure with mains mixer shower and bi-fold door enclosing. Inset LED spotlight above. Tiled effect vinyl floor.

EXTERNALLY

To The Front
Tarmac double driveway and block paved driveway to front. Gas meter. Electric meter. Contemporary lighting. Wood store. Gated side access. Garden Shed. Space for bins. Wall. hedgerow and fencing enclosing.

Rear Garden
Good sized, enclosed garden with highly private aspect and low maintenance appeal. To the immediate rear Is a large porcelain patio with cut sleepers enclosing raised lawn. Outside lights. Steps up to lawn area with additional sleepers enclosing well stocked raised flower and shrub beds. Decked area with space for hot tub, Contemporary lighting and PowerPoint. Additional raised deck area enclosed by contemporary fencing and featuring additional contemporary lighting. There is an open storage area to the left-hand side of the house and paved pathway with gated access to front. Outside tap. The Rear of the property is all enclosed by a combination of close board, contemporary fencing, Laurel hedgerow and wall.

Double Garage
17'9" x 17'1" (5.40 x 5.20)
Two up and over doors to front. Power and light. Eaves storage. With external contemporary lighting to front.







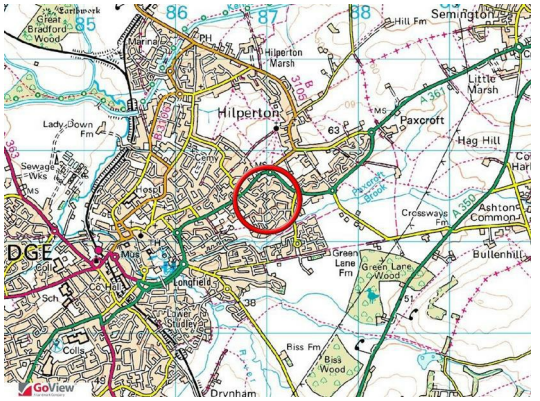
Tenure **Freehold**
Council Tax Band **F**
EPC Rating **C**



Total area: approx. 209.8 sq. metres (2257.9 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.