





22 Lacock Gardens

Hilperton Trowbridge BA14 7TF

A well presented, executive style, detached family home which has recently undergone a program of modernisation; situated on a corner plot within the highly regarded blocked paved cul-de-sac of Lacock Gardens in Hilperton. The modern interior boasts 6m dual aspect living room, dining/family room, re-fitted kitchen/breakfast room, utility room, cloakroom, re-fitted ensuite and family bathroom, UPVC double glazing and upgraded gas central heating system. External features include well tended walled garden with private westerly aspect, bike store, shed, double garage with workshop and driveway for up to 4 vehicle vehicles. Early viewing highly recommended as properties in this location are always well sought after.

Offers Over £475,000









ACCOMMODATION
All measurements are approximate

Entrance Hall
Obscured double glazed panelled door front. UPVC double glazed window to front. Radiator. Fuse box. Coving and wood effect flooring. Contemporary oak door into inner hallway. Contemporary oak door into:

Cloakroom
Obscured UPVC double glazed window to front. Chrome towel radiator. Re-fitted dual flush WC and wash hand basin with mixer tap, tiled splash backs and storage cupboard beneath. Tiled effect vinyl flooring.

Inner Hallway
Radiator. Wood affect flooring and coving. Stairs to first floor with storage area beneath. Telephone point. Thermostat. Contemporary oak doors off and into:

Living Room
20'7" x 12'2" max (6.28 x 3.71 max)
UPVC double glazed window to front. Double glazed sliding patio doors to rear. Two radiators. Stone fireplace with living flame gas fire inset, stone hearth and mantle. Wood effect flooring and coving.

Dining Room
11'6" x 10'1" (3.50 x 3.07)
UPVC double glazed window to front. Radiator. Wood effect flooring and coving.

Kitchen/Breakfast Room
11'6" x 10' (3.51 x 3.06)
UPVC double glazed window to rear. Radiator. Re-fitted kitchen units with gloss finish comprising wall and base units with corner carousel storage, tiled splash-backs, work surfaces and under pelmet lighting. Stainless steel five burner gas hob with Belling extractor fan over. Belling integrated double oven. Ceramic single sink drainer unit with mixer tap. Breakfast bar with seating for two. Plumbing for dishwasher and space for fridge freezer. Granite tiled flooring and inset LED spotlights. Contemporary oak door into:

Utility Room
7'9" x 6'5" (2.35 x 1.95)
UPVC double glazed door to rear. Wall extractor fan. Wall hung replacement Worcester central heating boiler. Radiator. Plumbing for washing machine, space for dryer and additional appliance. Fitted wall and base units with gloss finish, tiled splash-backs and square edged worktops. Tiled flooring.

FIRST FLOOR

Galleried Landing
UPVC double glazed window to rear. Radiator. Balustrade. Coving. Smoke alarm. Contemporary oak doors off and into: airing cupboard with shelving and pressurised hot water cylinder. Central heating controls.

Bedroom One
11'7" x 11'2" (3.52 x 3.40)
UPVC double glazed window to front. Radiator. Coving. Contemporary oak double doors to built-in double wardrobe with hanging hanging rail and shelving. Contemporary oak door into:

Re-Fitted Ensuite
7'7" x 6'7" (2.30 x 2.00)
Obscured UPVC double glazed window to front. Chrome towel radiator. White re-fitted four piece suite with fully tiled surrounds comprising large panelled bath with shower mixer tap, double shower enclosure with main mixer shower and sliding door with stainless steel frame, wash basin with mixer tap and cupboard beneath and integrated dual flush WC. Vanity mirror unit with spotlights, shelving and cupboard. Extractor fan. Mosaic tiled effect vinyl floor and inset LED spotlights to ceiling.

Bedroom Two
12'2" x 9'1" (3.72 x 2.77)
UPVC double glazed window to rear. Radiator. Coving. Contemporary oak double doors enclosing built-in double wardrobe with shelving and hanging rail.

Bedroom Three
12'4" x 7'3" (3.77 x 2.22m)
UPVC double glazed window to rear. Radiator. Coving. Contemporary oak double doors enclosing built-in double wardrobe with shelving and hanging rail.

Bedroom Four
9'5" x 7'10" (2.87 x 2.38)
UPVC double glazed window to front. Radiator. Contemporary oak door enclosing built-in single wardrobe with shelving and hanging rail. Wood effect flooring.

Re-Fitted Family Bathroom
6'7" x 5'10" (2.00 x 1.78)
Obscure UPVC double glazed window to front. Chrome towel radiator. Re-fitted white three-piece suite comprising large panelled bath with mixer tap and mains mixer shower with monsoon and handheld showerheads over, integrated dual flush WC and wash basin with mixer tap, storage cupboards and drawers beneath a granite worktop. Vanity mirror unit with spotlights, shelving and storage cupboard. Inset LED spotlights to ceiling. Extractor fan.

EXTERNALLY

To The Front
Block paved double driveway with parking for up to 4 vehicle vehicles. Sandstone pathway to front door and leading to side gated access. Lawn either side and pebbled beds. Storm porch over front door and two inset LED spotlights. Gas and electric meters.

Rear Garden
Good sized enclosed garden with private westerly aspect, comprising large patio area to immediate rear, well stocked flower and shrub borders with a variety of plants, trees and shrubs. Sweeping pathway leading down to garden shed (2.4m x 1.8m) with window to side and light. Paved pathway to the side of the property leading to refuse storage area. Tap. Light. Door to double garage. Bike store (3m x 1m) with light. The plot is enclosed by close board fencing, 8 foot brick wall with trellis detailing above.

Double Garage
17'1" x 17'1" max (5.2 x 5.2 max)
Two up and over doors to front. Power and lighting. Storage racking. Storage to eaves space accessed via pull down ladder. Fuse box. Door into in a workshop (2.4m x 2.4m) with laminate flooring and lighting. UPVC obscure double glazed door side. The measurement of 5.2m x 5.2m would be if the inner store is removed.







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



Total area: approx. 159.2 sq. metres (1713.5 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.