



**KINGSTONS**



## Cherry Tree House 41 Millards Close

Hilperton Marsh Trowbridge BA14 7UN

A fantastic opportunity to purchase a spacious five bedroom detached double fronted family home tucked away within a small cul-de-sac close to country side walks, K&A canal, primary school and garden centre/café. The well presented interior, circa 140sqm, offers flexible living arranged over three floors and comprises 7.5m kitchen/dining room, good sized living room with French doors onto gardens, utility room, cloakroom, family bathroom, en-suite shower room, UPVC double glazing and upgraded gas central heating system with replacement combi boiler. External features include enclosed low maintenance south-west facing gardens with private aspect, garage and tandem driveway providing off road parking for 2-3 vehicles. Viewing is highly recommended.

**Offers Over £410,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed panelled door to the front. UPVC double glazed windows to the front and sides. Mat-well. Radiator. Wood effect flooring and coving. Smoke alarm. Thermostat. Stairs to the first floor. Fuse box. Panelled doors off and into:

### Cloakroom

Radiator. Wash hand basin with tiled splash-backs and cupboard under; and w/c with dual push flush. Extractor fan. Wood effect flooring and coving.

### Living Room

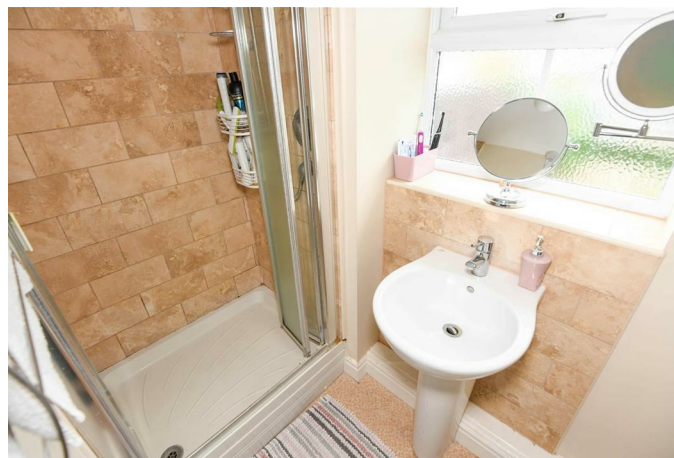
19'8" x 12'2" (6.0 x 3.70)  
Dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. Two radiators. Television point. Wood effect flooring and coving.

### Kitchen/Dining Room

24'7" x 9'10" (7.50 x 3.0)  
Dual aspect with UPVC double glazed windows to the front and rear. Two radiators. Range of shaker style wall, base, drawer and larder units with solid wood work surfaces and metro tiled surrounds. Ceramic one and a half bowl sink drainer unit with flexi-neck mixer tap. Space for range cooker with extractor hood over. Plumbing for dishwasher. Built-in drinks fridge. Space for American style fridge/freezer. Breakfast bar. Space for dining table. Television point. Wood effect flooring, coving and inset ceiling spotlights. Smoke alarm. Panelled door to the:

### Utility Room

5'7" x 5'3" (1.70 x 1.60)  
Double glazed panelled door to the rear. Chrome towel radiator. Shaker style wall, base and larder units with solid wood work surfaces and metro tiled surrounds. Ceramic single sink drainer unit with swan neck mixer tap. Plumbing for washing machine. Enclosed combi boiler - fitted 2025. Tiled flooring and coving. Extractor fan.



### **FIRST FLOOR Landing**

UPVC double glazed window to the front. Radiator. Balustrade. Stairs to the second floor. Coving. Smoke alarm. Panelled doors off and into: linen cupboard with shelving.

### **Bedroom One**

12'2" x 10'6" (3.70 x 3.20)

UPVC double glazed window to the front. Radiator. Two built-in wardrobes. Television point. Coving. Panelled door to the:

### **En Suite Shower Room**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Vinyl flooring.

### **Bedroom Four**

10'6" x 9'2" (3.20 x 2.80)

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

### **Bedroom Five/Dressing Room**

9'2" x 6'11" max (2.80 x 2.11 max)

Obscured UPVC double glazed window to the rear. Radiator. Range of built-in open fronted wardrobes with hanging rails, shelving and dressing table. Wood effect flooring.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Vinyl flooring.

### **SECOND FLOOR Landing**

Double glazed Velux window to the rear. Built-in desk. Smoke alarm. Doors off and into:

### **Bedroom Two**

12'2" x 11'6" (3.70 x 3.50)

UPVC double glazed window to the front. Radiator. Access to eaves storage.

### **Bedroom Three**

11'6" x 9'6" (3.50 x 2.90)

UPVC double glazed window to the front. Radiator. Access to eaves storage.

### **EXTERNALLY**

#### **To The Front**

Pathway leading to the front door. Areas laid to loose stone chippings with trees and hedgerow. Tandem tarmac driveway to the side providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear. Gas and electric meters.

#### **To The Rear**

Enclosed south-west facing garden with private aspect comprising paved patio area to the immediate rear and side, area laid to artificial lawn and well stocked borders with a variety of plants, trees and shrubs. Paved storage area to the rear of the garage. External tap and light. All enclosed by fencing and walling with gated side pedestrian access.

### **Garage**

17'1" x 8'6" (5.20 x 2.60)

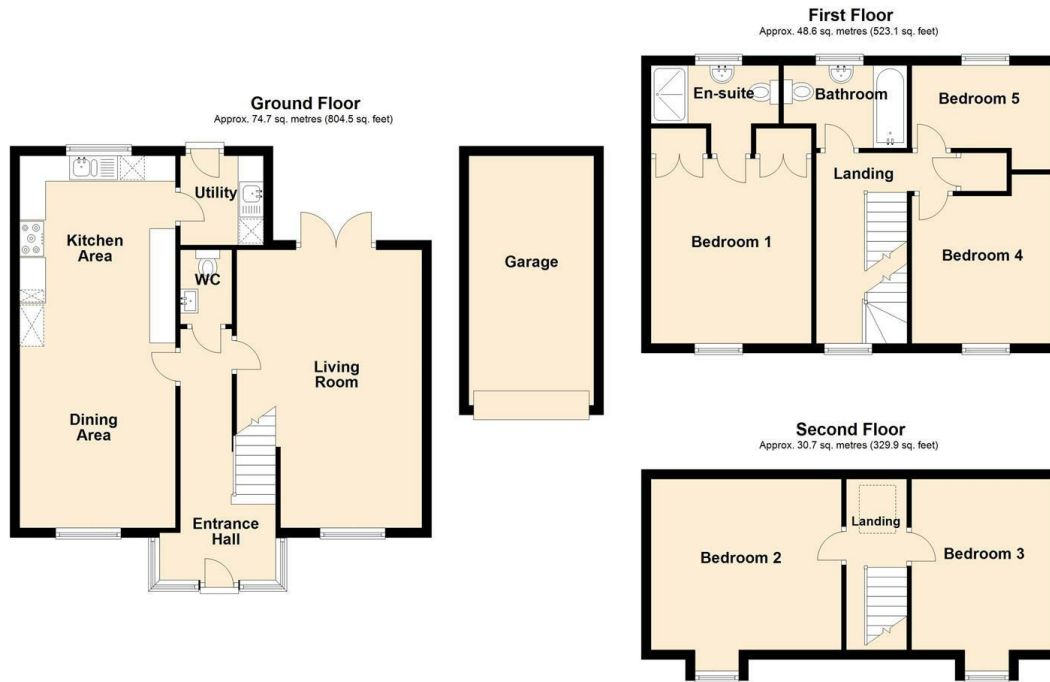
Up and door to the front. Power and lighting. Part boarded eaves storage.

### **AGENTS NOTE:**

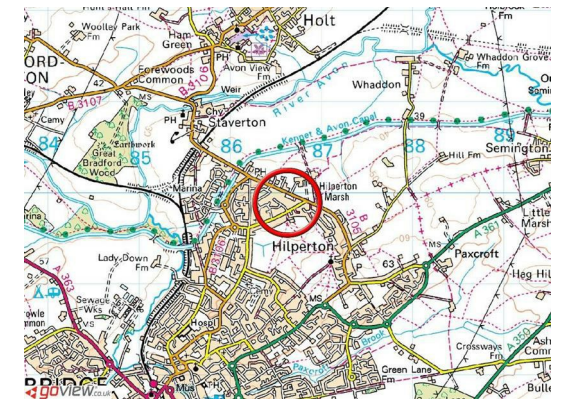
Since the EPC was commissioned the hot water tank has been removed and a new combi boiler installed 2025.



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



Total area: approx. 154.0 sq. metres (1657.5 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.