



## 10 Norris Road

Hilperton Trowbridge BA14 7UB

A well-presented three bedroom terraced house finished to a good specification and situated within the well regarded Stourton Park development in the popular village of Hilperton close to countryside, parkland walks, Rugby Club, primary schools and public house. This ideal first time buy boasts entrance hall, fitted kitchen with integrated appliances, cloakroom, lounge/dining room with French doors onto garden, three good sized bedrooms, family bathroom and upgraded en suite shower room. Additional features include UPVC double glazing, gas central heating, good sized garden with private south-easterly aspect, garage and driveway.

**Guide Price £260,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Part obscured double glazed panelled door to the front. Matwell. Radiator. Stairs to the first floor. Central heating controls. Smoke alarm. Oak flooring. Virgin Media point. Panelled doors off and into:

### Lounge/Dining Room

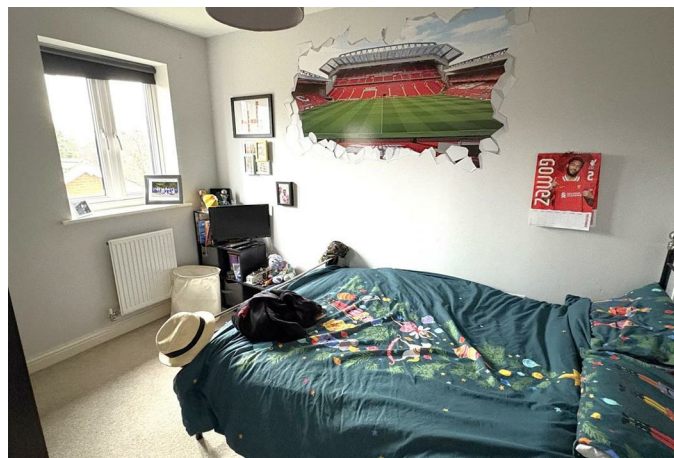
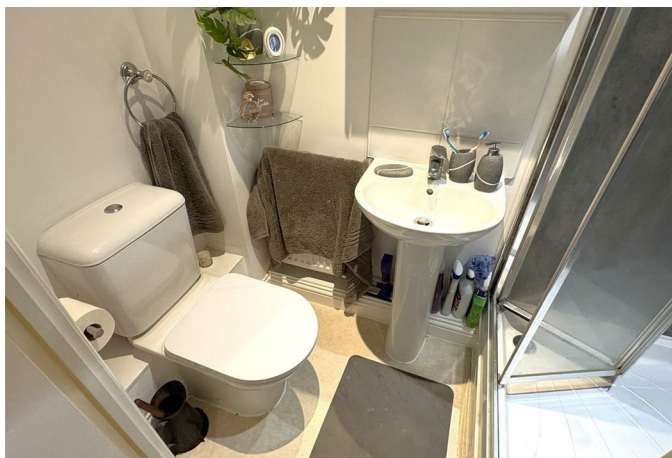
17'7" x 14'12" (5.35 x 4.56)

UPVC double glazed window and French doors to the rear. Two radiators. Television and telephone points. Panelled door to the understairs storage cupboard.

### Kitchen

9'8" x 7'8" (2.95 x 2.33)

UPVC double glazed window to the front. Kick space heater. Range of high gloss wall and base mounted units with rolled top work surfaces and splash-backs. Ceramic one and a half bowl sink drainer unit with swan neck mixer tap. Built-in stainless steel electric double oven and four-ring induction hob with stainless steel splash-backs and extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Enclosed gas central heating combi boiler. Tiled effect flooring.



### **Cloakroom**

Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Extractor fan. Fuse box. Tiled effect flooring.

### **FIRST FLOOR**

#### **Landing**

Balustrade. Smoke alarm. Access to loft space with ladder. Panelled doors off and into:

#### **Bedroom One**

11'4" x 10'6" (3.46 x 3.21)

Two UPVC double glazed windows to the front. Two radiators. Panelled door to airing cupboard housing pressurised hot water tank and shelving. Heating control panel. Panelled door to the:

#### **Upgraded En Suite Shower Room**

Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with aqua-board surrounds, mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Extractor fan and shaving point. Vinyl flooring and inset ceiling spotlights.

#### **Bedroom Two**

11'5" x 8'1" (3.47 x 2.46)

UPVC double glazed window to the rear. Radiator.

#### **Bedroom Three**

8'6" x 6'9" (2.60 x 2.05)

UPVC double glazed window to the rear. Radiator.

### **Family Bathroom**

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. Extractor fan and shaving point. Vinyl flooring and inset ceiling spotlights.

### **EXTERNALLY**

#### **To The Front**

Path to the front door with storm porch over and entrance light. Area laid to slate chippings. Gas and electric meters.

#### **To The Rear**

Good sized enclosed south-east facing landscaped garden with private aspect comprising paved patio to the immediate rear with sun awning, area laid to artificial lawn and areas laid to slate chippings. Outside tap and light. Enclosed by fencing and walling with gated rear pedestrian access to garage and driveway.

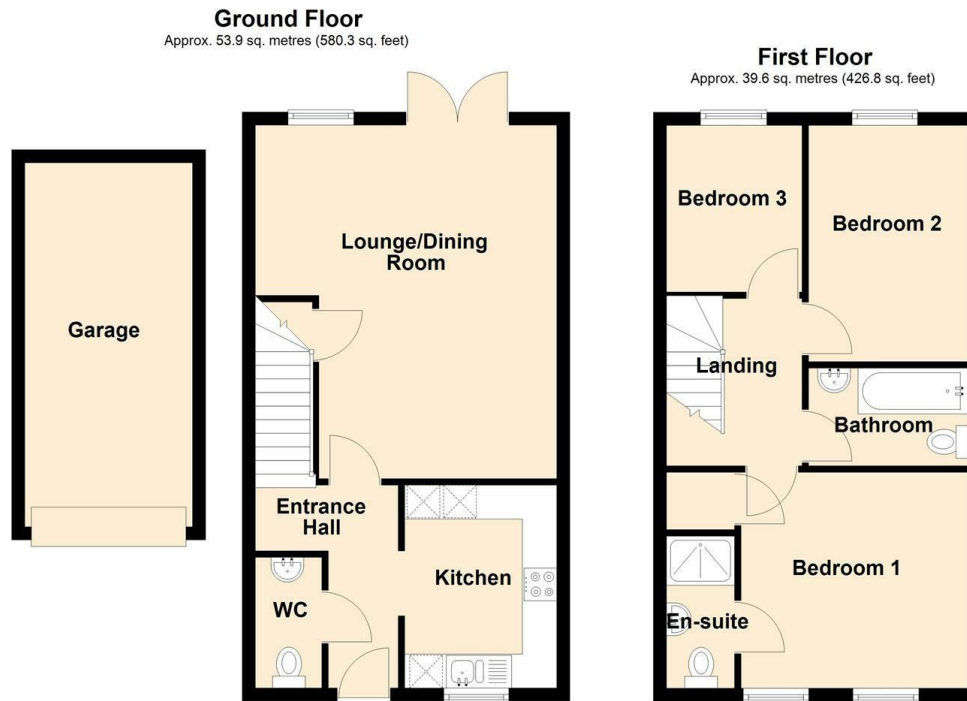
#### **Garage & Driveway**

18'1" x 8'2" (5.50 x 2.50)

Up and over door to the front. Power and lighting. Eaves storage. Block paved driveway to the front for two vehicles.



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



Total area: approx. 93.6 sq. metres (1007.1 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.