



27 Castley Road,
Hilperton, Trowbridge, Wiltshire, BA14 7RF



KINGSTONS



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ESTATE AGENTS

A beautifully presented and extended detached family home, tucked away within a small cul-de-sac close to Hilperton Village within the Paxcroft Mead development well regarded for its parkland walks, primary schools and local shop & post office. The modern interior boasts contemporary fixtures fittings, hard wood floors and comprises media room, living room with bespoke storage, large well-appointed refitted kitchen/breakfast room boasting extensive storage, granite work tops, central Island and premium Neff appliances; open plan to stunning dining/family room with bi-fold doors onto gardens; refitted utility room & cloakroom, four good sized bedrooms, refitted ensuite shower room and refitted family shower room. The property also features a good sized private south-east facing garden laid to decking and lawn, and to the front is a well-tended garden, garage and double driveway providing off road parking. Interest in this property is predicted to be high, early viewing recommended.

Offers Over £450,000



ACCOMMODATION - All measurements are approximate.

Entrance Hall

Double glazed composite door to the front. Stairs to the first floor. Wood flooring and coving. Smoke alarm. Oak doors off and into:

Play Room/Media Room 16' 9" x 8' 6" (5.10m x 2.59m)

UPVC double glazed window to the front with fitted shutters. Radiator. Alcove with built-in storage unit. Wood flooring, coving and inset ceiling spotlights.

Living Room 15' 6" x 12' 10" (4.72m x 3.91m) into bay

UPVC double glazed bay window to the front with fitted shutters. Radiator. Feature fireplace with electric stove inset. Two bespoke built-in cabinets. Television point. Wall mounted speakers. Wood flooring, wood panelling and coving. Oak door to understairs storage cupboard. Oak door to the kitchen.

Kitchen/Breakfast Room 20' 0" x 9' 2" (6.09m x 2.79m)

Extensive range of 'Magnet Premium' wall and base mounted units including island centre piece with breakfast bar, pantry cupboards, drawers, pan drawers and spice rack; granite work surfaces and splash-backs. Inset stainless steel one and a half bowl sink unit with waste disposal, swan neck mixer tap with instant hot water facility and engraved drainer to granite work surface. Built-in stainless steel twin 'hide & slide' fan assisted electric Neff ovens. Built-in Neff five-ring induction hob with hot-plate, glass splash-back and extractor hood over. Integrated Neff dishwasher. Space and plumbing for American style fridge/freezer. Wood flooring, coving and inset LED ceiling spotlights. Smoke alarm. Oak door to the utility room. Open plan to the:

Dining/FamilyRoom 25' 3" x 10' 2" (7.69m x 3.10m)

Double glazed Tri-fold doors to the rear garden. Double glazed windows to the side and rear. Two remote electrically operated Velux double glazed windows. Contemporary vertical radiator. Wall mounted TV. Wood flooring and inset LED ceiling spotlights. Opening to the:

Snug 9' 2" x 8' 10" (2.79m x 2.69m)

Radiator. Wood flooring, coving and inset LED ceiling spotlights.

Refitted Utility Room 5' 2" x 4' 11" (1.57m x 1.50m)

Double glazed panelled door to the rear. Radiator. Laminated work surface with metro tiled splash-backs. Plumbing for washing machine. Space and vent for dryer. Wall mounted Vaillant boiler and heating controls. Extractor fan. Wood flooring. Oak door to the:

Refitted Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Modern two piece white suite with metro tiled surrounds comprising wash hand basin and w/c with enclosed cistern and push-flush. Wood flooring. Built-in cupboards.

FIRST FLOOR

Landing

Access to part boarded loft space. Smoke alarm. Refitted carpet. Panelled doors off and into:

Bedroom One 13' 5" x 11' 2" (4.09m x 3.40m)

UPVC double glazed window to the front. Radiator. Television point. Door to airing cupboard housing hot water tank and shelving. Ceiling light and fan. Refitted carpet. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising corner shower enclosure with spa shower system and jets, wash hand basin with drawer and cupboard under and w/c with push flush. Shaving point and extractor fan. Vanity mirror and cupboards. Tiled flooring.

Bedroom Two 11' 2" x 9' 2" (3.40m x 2.79m)

UPVC double glazed window to the rear. Radiator. Refitted carpet.

Bedroom Three 13' 9" x 8' 6" (4.19m x 2.59m)

UPVC double glazed window to the front. Radiator. Refitted carpet.

Bedroom Four 8' 6" x 8' 6" (2.59m x 2.59m) max

UPVC double glazed window to the rear. Radiator. Refitted carpet.

Family Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with mains mixer shower & monsoon shower head over, recessed shelf and glass screen enclosing; wash hand basin with cupboards under and w/c with enclosed cistern and push flush. Shaving point and extractor fan. Vanity mirror. Tiled flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to lawn with tree. Gas and electric meters. Double driveway providing off road parking for two cars. Block paved pathway leading to gated side pedestrian access to the rear.

To The Rear

Enclosed south-east facing low maintenance landscaped garden with private aspect comprising large composite decked area to the immediate rear and side, area laid to lawn, raised bed and area laid to loose stone chippings enclosed by sleepers. External tap and remote operated lighting. Enclosed by fencing with gated side pedestrian access to the front.

Garage 17' 5" x 8' 6" (5.30m x 2.59m)

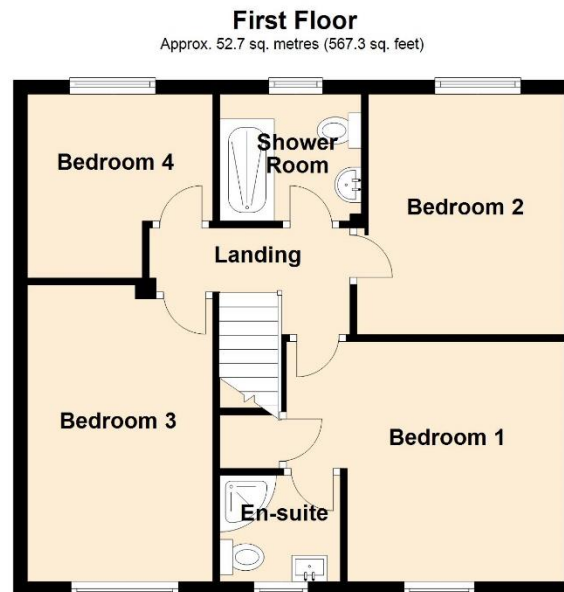
Up and over door to the front. Power and lighting. Fuse box. Eaves storage. Personal door to the side.

TENURE: Freehold

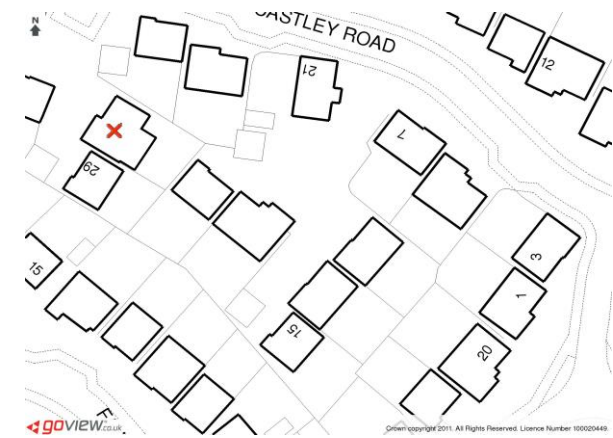
COUNCIL TAX BAND: E

Directions: From our office in Fore Street, proceed out of Trowbridge on the Hilperton Road. At the roundabout, turn right into Hilperton Drive. At the next roundabout, turn right into Leap Gate and take the first turning right into Painters Mead. Take the second right into Castley Road and the property can be found tucked away at the cul de sac on the left hand side.





Total area: approx. 157.3 sq. metres (1693.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

Kingstons Estate Agents 5c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

t: 01225 777720 e: sales@kingstonstrowbridge.co.uk w: www.kingstons.biz

Partners: Mr A Langley, Mr B Clinch & Mr M Withers



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