

Wrights
01225 755553

Hutton Close, Hilperton, Trowbridge, Wiltshire, BA14 7WW

£425,000

This beautifully presented four bedroom detached property is situated at the end of a cul-de-sac within the desirable Paxcroft Mead development.

Features include a spacious open plan lounge and family room, a well appointed kitchen/dining room, downstairs W.C, four well proportioned bedrooms, en-suite shower room and family bathroom with four piece suite.

Externally the property offers a generous and well maintained rear garden, garage and driveway parking.



Four bedroom detached property

Situated at the end of a cul-de-sac

Open plan lounge/family room

Kitchen/dining room

Downstairs W.C

Situation

The property is situated within the popular Paxcroft Mead development, on the outskirts of Trowbridge. Local amenities include a shopping centre and two well regarded Primary Schools. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.

En-suite shower room

Spacious family bathroom

Well maintained enclosed rear garden

Garage

Driveway parking



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The property comprises

Ground Floor

Entrance Hall
With wood laminate flooring, built in storage cupboard, two radiators, stairs to the first floor and PVCu double glazed window to the side.

Cloakroom
With white suite comprising close couple W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.

Family Room *9' 1" x 10' 11" (2.76m x 3.34m)*
With wood laminate flooring, radiator and PVCu double glazed windows to the front and side. Open plan into...

Lounge *15' 10" x 12' 1" (4.83m x 3.68m)*
With wood laminate flooring, two radiators, PVCu double glazed window to the rear and PVCu French doors opening onto the rear garden.

Kitchen *8' 4" x 11' 2" (2.55m x 3.40m)*
With tiled flooring, a range of eye level and base units, wooden worktops with upstands, integrated electric oven and gas hob with extractor hood over, integrated dishwasher and washing machine, space for fridge/freezer, one and a half bowl sink/drainer unit, cupboard housing gas boiler and PVCu double glazed window to the front. Open plan into...

Dining Room *8' 2" x 11' 10" (2.49m x 3.61m)*
With wood laminate flooring, radiator and PVCu French doors opening onto the rear garden.

First Floor

Landing
With radiator, loft hatch and airing cupboard housing hot water cylinder.

Bedroom 1 *12' 2" x 11' 11" (3.72m x 3.63m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

En-suite
With white suite comprising double shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Bedroom 2 *12' 1" x 9' 7" (3.69m x 2.93m)*
With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 3 *8' 8" x 11' 2" (2.65m x 3.41m)*
With radiator, built in wardrobe and PVCu double glazed window to the rear.

Bedroom 4 *9' 9" x 8' 6" (2.96m x 2.58m)*
With radiator and PVCu double glazed window to the rear.

Bathroom
With four piece white suite comprising bath with shower attachment, shower enclosure with mains shower over, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front
The front garden is laid predominantly to lawn with a paved pathway leading to the covered entrance porch, gated access to the rear garden and a side door into the garage.There are a variety of established shrubs and small bushes bordering the garden.

Garage and parking *9' 9" x 20' 1" (2.98m x 6.11m)*
With power, light. eaves storage, up and over door to the front and door to the side. Driveway parking for two vehicles in front.

To the rear
The rear garden is a generous size and fully enclosed, mainly laid to lawn with a paved patio seating area adjoining the rear of the property - ideal for outdoor dining and entertaining. There are planted borders with a variety of shrubs and small trees, and a timber garden shed provides useful storage. A stepping stone pathway leads across the lawn, as well as a side path providing gated access to the front of the property.

Tenure
The property is sold as Freehold.

Council tax
The property is currently in council tax band E.

Energy Performance
The current EPC rating is C (80), with a potential for B (88).

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

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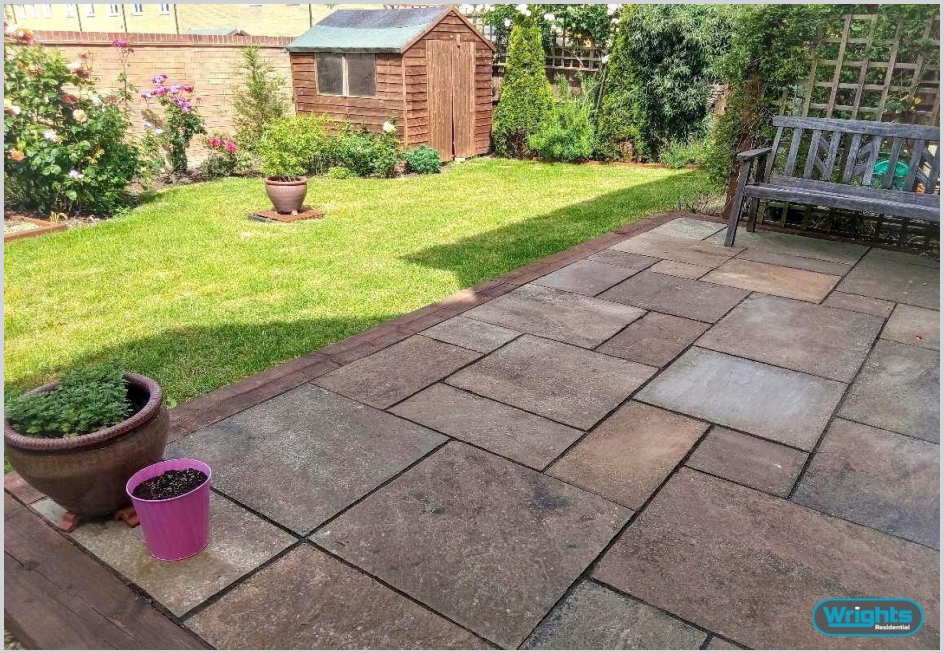
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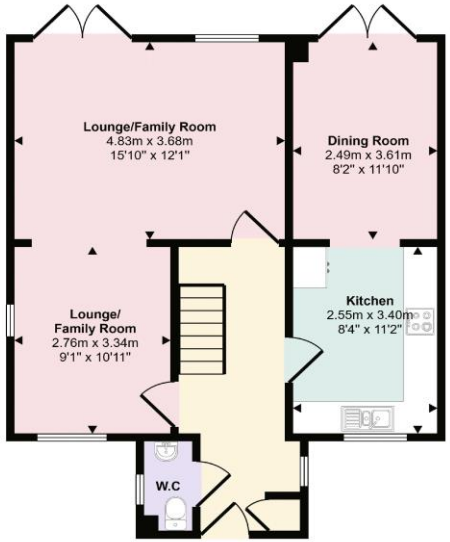




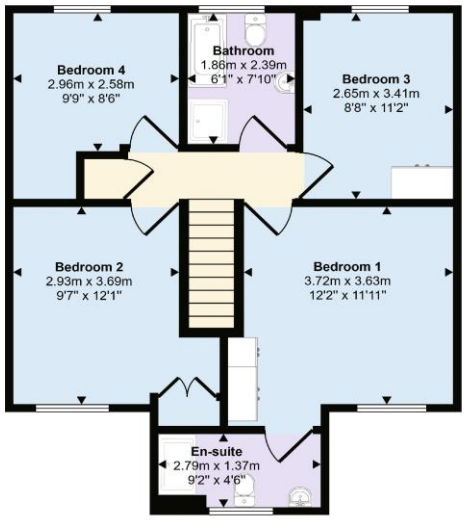


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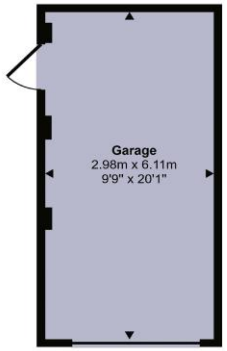
Approx Gross Internal Area
138 sq m / 1490 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft



First Floor
Approx 62 sq m / 663 sq ft



Garage
Approx 18 sq m / 196 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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