



35 Helliker Close

Hilpertown Trowbridge BA14 7WS

A beautifully presented detached family home tucked away within a small cul-de-sac, backing onto open fields, within the well regarded Paxcroft Mead development close to Ofsted outstanding primary school, shops, parkland and woodland walks. The modern interior boasts family room, living room with French doors onto gardens, fitted kitchen/dining room, five double bedrooms, main bedroom with en-suite shower room and dressing area, family bathroom, additional shower room, UPVC double glazing and gas central heating system. Additional features include EPC Band B, NO estate charge, two home offices, low maintenance and landscaped garden with private aspect, double garage and driveway providing off road parking. Viewing is highly recommended - no onward chain.

Guide Price £475,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor with small cupboard under. Smoke alarm. Wood effect flooring. Panelled doors off and into:

Family Room

11'2" x 9'0" (3.40 x 2.74)
UPVC double glazed window to the front. Radiator. Television point. Opening to the:

Living Room

19'9" x 10'11" (6.02m x 3.33m)
UPVC double glazed French doors and window to the rear. Radiator. Television and telephone point. Panelled door to the hall. Glass panelled doors to the:

Dining Room

9'9" x 9'7" (2.97m x 2.92m)
UPVC double glazed French doors to the rear. Radiator. Wood effect flooring. Open plan to the:

Kitchen

12'10" x 9'8" (3.91m x 2.95m)
UPVC double glazed window to the front. Kick space heater. Extensive range of wall, base and drawer units with wood effect work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel double oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated washing machine and dishwasher. Space for fridge/freezer. Breakfast bar. Enclosed boiler and heating controls. Wood effect flooring. Panelled door to the entrance hall.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-backs and mixer tap; and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan. Fuse box.



FIRST FLOOR Landing

Balustrade. Radiator. Stairs to the second floor. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Primary Bedroom

17'1" x 16'9" max (5.21m x 5.11m max)
Two UPVC double glazed windows to the front. Two radiators. Dressing area. Television point. Decorative panelling. Inset ceiling spotlights. Heating controls. Panelled door to the:

En Suite Bath & Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring and inset ceiling spotlights.

Bedroom Two

13'5" x 11'4" max (4.09m x 3.45m max)
UPVC double glazed window to the front. Radiator.

Bedroom Five

9'3" x 9'0" (2.82m x 2.74m)
UPVC double glazed window to the rear. Radiator. Decorative panelling.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled and aqua-board surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring and inset ceiling spotlights. Bi-fold doors to utility cupboard housing washer/dryer.

SECOND FLOOR Landing

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

Bedroom Three

22'4" x 10'10" (6.81m x 3.30m)
UPVC double glazed windows to the front and side; and Velux window to the rear with fitted blind. Radiator. Built-in cupboards/wardrobes. Run of low level built-in cupboards.

Bedroom Four

19'9" x 9'3" max (6.02m x 2.82m max)
UPVC double glazed window to the front and Velux window to the rear with fitted blind. Radiator. Panelled door to large storage cupboard. Run of built-in cupboards.

Shower Room

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Paved path to the front door with storm porch over. Areas laid to loose stone chippings with shrub borders. Gas and electric meters. Path leading to gated side pedestrian access to the rear. Tarmac double driveway to the front of garage. Security light.

To The Rear

Enclosed, low maintenance, landscaped gardens with private aspect backing onto fields, comprising patio area to the immediate rear and large decked area; area laid to artificial lawn and raised mixed borders with sleepers enclosing. External tap and power point. All enclosed by close board fencing and walling.

Garden Room/Office

9'7" x 7'7" (2.92m x 2.31m)
Double glazed windows and French doors to the front with blinds. Power and lighting. Wood flooring.

Double Garage

18'4" x 17'3" max (5.59m x 5.26m max)
Two up and over doors to the front. Power and lighting. Eaves storage.

Home Office

8'3" x 7'3" (2.51m x 2.21m)
UPVC double glazed window and door to the side. Power and lighting.



Tenure **Freehold**
Council Tax Band **F**
EPC Rating **B**



Total area: approx. 211.6 sq. metres (2278.0 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.

