



24 Stevens Close

Hilperton Trowbridge BA14 7FD

A fantastic opportunity to purchase a nearly new, four double bedroom detached property built by Bellway Homes, situated on the Trowbridge/Hilperton border. Spacious accommodation comprises entrance hall, living room, family/dining room open plan to kitchen with integrated appliances, utility room, cloakroom, four good sized bedrooms, en suite shower room and family bathroom. Features include south-west facing garden with gazebo, garage and driveway providing off road parking for 2-3 vehicles with EV charging point. Additional benefits include UPVC double glazing, gas central heating, solar panels and EPC rating A.

Offers Over £400,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front with side panel window. Radiator. Wood effect tiled flooring. Stairs to the first floor with understairs storage cupboard. Doors off and into:

Living Room

16'2" x 11'7" into bay (4.94 x 3.54 into bay)
UPVC double glazed window to the front. Radiator. Television point.

Family/Dining Room

14'7" x 9'1" (4.45 x 2.77)
UPVC double glazed windows and French doors to the rear. Radiator. Wood effect tiled flooring. Large store cupboard. Open plan to the:

Kitchen

10'6" x 8'11" (3.19 x 2.72)
UPVC double glazed window to the rear. Extensive range of wall, base and drawer units with laminate work surfaces and upstands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Stainless steel Zanussi four-ring gas hob with stainless steel splash-back and extractor over. Built-in high level stainless steel Zanussi oven and microwave oven. Integrated dishwasher, drinks fridge and fridge/freezer. Wood effect tiled flooring and inset ceiling spotlights. Smoke alarm. Extractor fan. Door to the:

Utility Room

5'12" x 5'7" (1.82 x 1.69)
Double glazed door to the side. Wall and base units with laminate work surfaces and upstands. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Wall mounted Ideal combi boiler. Wood effect tiled flooring.



Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Doors off and into: linen cupboard housing pressurised hot water tank and shelving.

Bedroom One

15'1" x 9'9" into bay (4.59 x 2.96 into bay)
UPVC double glazed window to the front.
Radiator. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and sliding door enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

11'4" x 9'3" (3.46 x 2.83)
UPVC double glazed window to the rear.
Radiator.

Bedroom Three

9'11" x 9'5" max (3.03 x 2.87 max)
UPVC double glazed window to the front.
Radiator.

Bedroom Four

10'5" x 7'10" (3.17 x 2.38)
UPVC double glazed window to the rear.
Radiator.

Family Bathroom

Obscured UPVC double glazed window to the

side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point.

EXTERNALLY

To The Front

Path to the front door with glass porch over and entrance light. Gravel borders with shrubs. Driveway providing off road parking for 2-3 vehicles. EV charging point. Entrance light to utility door. Gated side pedestrian access.

To The Rear

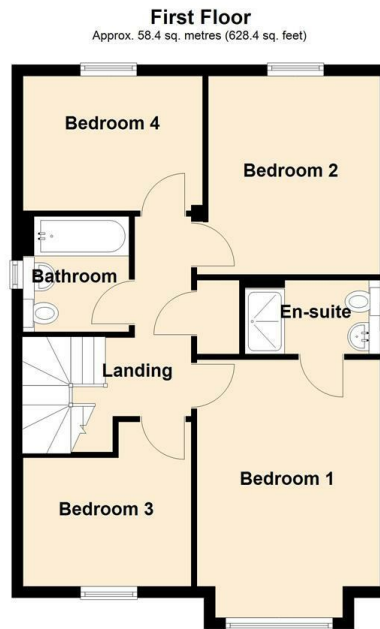
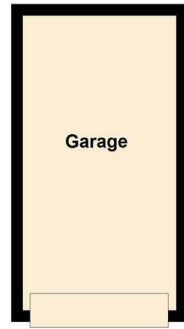
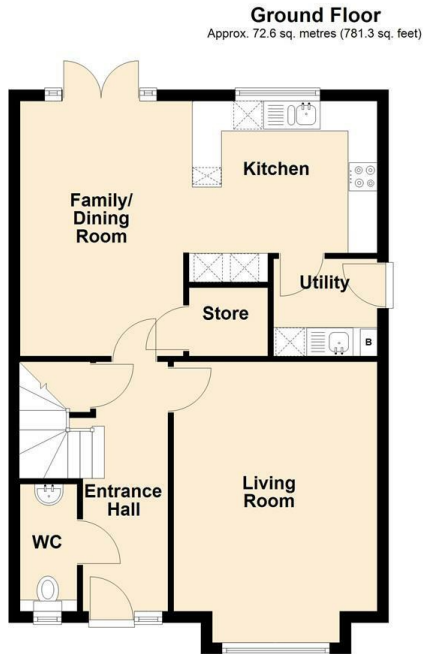
Enclosed south-west facing garden comprising paved patio area to the immediate rear with gazebo, area laid to lawn and raised beds with a variety of plants and shrubs. Pathway leading to area with space for hot-tub and gazebo over. All enclosed by fencing.

Large Garage

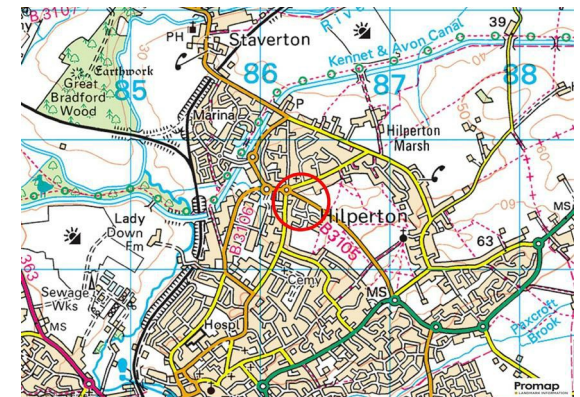
20'6" x 10'10" (6.24 x 3.29)
Up and over door to the front. Power and lighting. Eaves storage.



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



Total area: approx. 131.0 sq. metres (1409.7 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.