




KINGSTONS

29 Hulbert Close

Hilperton Trowbridge BA14 7FL

A very well presented and neutrally decorated spacious detached family home, tucked away off a private drive situated in the well regarded Hulbert Close, within the popular Paxcroft Mead development. Conveniently situated within a short walk of the highly regarded Mead school and local shops. Spacious accommodation arranged over three floors comprising entrance hall, living room, kitchen/dining room, refitted cloakroom, utility room, four DOUBLE bedrooms, refitted en suite shower room and refitted family bathroom (2022). Benefits include replacement UPVC double glazing (2021), gas central heating, replacement carpets, good sized enclosed garden, garage and driveway providing off road parking.

Offers Over £370,000





Entrance Hall

Composite, double glazed door to the front - fitted 2021. UPVC double glazed window to the front. Radiator. Stairs to the first floor. Wood effect Vinyl flooring. Smoke alarm. Thermostat. Panelled doors off and into:

Refitted Cloakroom

Chrome towel radiator. Two piece white suite comprising wash hand basin with tiled splash-backs and cupboard under, and w/c with dual push flush. Wood effect Vinyl flooring. Fuse box. Extractor fan.

Dual Aspect Living Room

16'3" x 9'10" (4.95 x 3.00)

UPVC double glazed window to the front. Two radiators. Television and telephone points. Picture rail. UPVC double glazed French doors to the rear.

Kitchen/Dining Room

16'2" x 9'8" (4.93 x 2.95)

UPVC double glazed windows to the front and rear. Radiator. Range of shaker style wall, base and drawer units with under cupboard lighting, squared edge top work and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel fan assisted electric oven and Neff four-ring gas hob with stainless steel splash-back and Neff extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Space for dining table. Vinyl tiled effect flooring. Panelled door to the:

Utility

6'9" x 4'4" (2.06 x 1.32)

Shaker style Base mounted unit with square edge work surface and upstand Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Wall mounted boiler. Central heating controls. Vinyl tiled effect flooring. Extractor Fan. UPVC double glazed door to the rear.



First Floor Landing

UPVC double glazed window to the rear. Balustrade. Radiator. Smoke alarm. Stairs to the second floor. Panelled doors off and into: airing cupboard housing pressurised hot water tank. Linen shelving.

Bedroom One

16'3" x 10'1" (4.95 x 3.07)
UPVC double glazed windows to the front and rear. Two radiators. Two built-in, floor to ceiling double wardrobes with panel doors enclosing. Television and telephone points. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large tiled shower enclosure with mains mixer shower and chrome edged bi-fold doors enclosing, floor standing wash hand basin with cupboard under and w/c with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring with inset ceiling spotlight.

Bedroom Two

10'5" x 9'10" (3.18 x 3.00)
UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath, wash hand basin with cupboard under and w/c with dual push flush. Shaving point and extractor fan. Tiled effect Vinyl flooring with inset ceiling spotlight.

Second Floor Landing

Balustrade. Double glazed Dakstra window to the front. Radiator. Smoke alarm. Panelled doors off and into:

Bedroom Three

11'8" x 10'2" (3.56 x 3.10)
UPVC double glazed window to the front and double glazed Dakstra window to the rear. Radiator. Storage recess.

Bedroom Four

11'8" x 9'8" (3.56 x 2.95)
UPVC double glazed window to the front and double glazed Dakstra window to the rear fitted blind. Radiator. Storage recess. Access to loft space. Media Point.

To The Front

Storm porch over front door with entrance light. Gravel borders with paving and shrubs. Gas and electric meters. Path to gated side pedestrian access to the rear garden. Driveway providing parking.

To The Rear

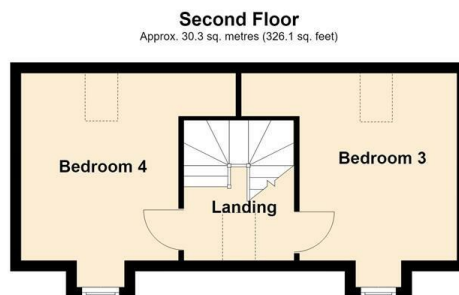
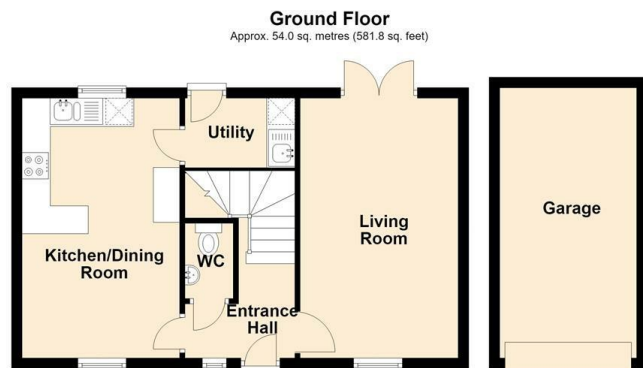
Good sized enclosed rear garden comprising paved patio area to the immediate rear, area mainly laid to lawn, gravel borders, a variety of plants and shrubs; and raised decked area. External power points, tap and lights. Storage area to the side. All enclosed by fencing and walling.

Garage

16'9" x 8'7" (5.11 x 2.62)
Up and over door to the front. Power and lighting. Boarded eaves storage space.



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



Total area: approx. 125.1 sq. metres (1346.4 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.

