



Connells

Elmhurst Gardens
TROWBRIDGE



Property Description

Situated within a quiet cul-de-sac on the highly sought-after Hilperton Road, this beautifully presented three-bedroom link detached family home, built in 2019, offers stylish and modern living throughout.

The property is accessed via a welcoming entrance hall, setting the tone for the contemporary accommodation within. To the front, a well-appointed kitchen/dining room provides the perfect space for both everyday family life and entertaining, with modern fittings and ample room for dining. To the rear, the spacious lounge flows seamlessly into a bright and airy garden room, creating a versatile living space with views and access to the garden.

Completing the ground floor is a convenient cloakroom.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress with a generous enclosed rear garden, ideal for families and outdoor entertaining. To the front, there is driveway parking leading to a garage, providing both convenience and additional storage.

This superb home is ideally located within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Entrance Hall

Door to front aspect with covered porch. Doors to Cloakroom, Kitchen, Lounge. Storage cupboard. Stairs to first floor.

Cloakroom

Window to front. Suite comprising low level wc & wash hand basin. Tiled splashback.

Kitchen

Window to front aspect. Modern fitted kitchen comprising wall, base & drawer units with work tops over & matching upstands. Inset sink and drainer unit with built in water softener. Built in double oven and inset hob with cookerhood over. Integrated washer /dryer, dishwasher & fridge freezer. Larder unit. Seating area.

Lounge

French doors out to garden. Open access to Dining Room.

Garden Room / Dining Room

Window & door to rear aspect, opening to rear garden. Very versatile further reception space which could be utilised as a dining space, play room, study or further family / entertaining space.

First Floor Landing

Stairs rising from Entrance Hall. Airing cupboard. Doors to Bedrooms & Family Bathroom.

Bedroom One

Two windows to front aspect. Built in wardrobes. Door to En Suite.

En Suite

Suite comprising walk in shower cubicle, wash hand basin and low level wc. Partly tiled. Heated towel rail. Illuminated anti-mist mirror with integral demister function and light above. Villeroy & Boch sanitaryware & fittings.

Bedroom Two

Dormer style window to rear. Currently being utilised as an office. Range of built in storage.

Bedroom Three

Window to rear aspect, overlooking garden. Part wood panelling. Built in wardrobes.

Bathroom

Three piece suite comprising panel enclosed bath with shower over & screen to side, wash hand basin and button flush wc. Heated towel rail. Partly tiled walls. Illuminated anti-mist mirror with integral demister function. Villeroy & Boch sanitaryware & fittings.

Garage

Single garage with up and over door. Driveway parking for up to three vehicles.

Front Garden

Access to front entrance. Couple of shrubs. Path to side leads to gated access to the rear.

Rear Garden

Generous garden enclosed by fencing, over two levels. Mainly laid to lawn with picket fence separating from lower level which is laid to paved patio.

Agents Note

Underfloor heating throughout the property with each room having its own individual thermostat control.

The property was built in 2019 and benefits from the remainder of the NHBC guarantee and has an EPC energy rating of B.









Ground Floor

First Floor

Total floor area 153.3 m² (1,651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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11 Fore Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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