



## 35 Lacock Gardens

Hilperton, Trowbridge, BA14 7TF

**Offers In Excess Of £480,000**

Welcome to 35 Lacock Gardens, Hilperton, Trowbridge. An impressive four bedroom detached family home with extended kitchen family room, conservatory and balcony.

The ground floor accommodation comprises entrance porch, cloakroom, entrance hall, kitchen family room with bi-folding doors onto the garden, utility room, dining room, lounge and conservatory with patio doors onto the garden and also allowing access into the family room.

The first floor accommodation comprises landing with airing cupboard, principal bedroom with fitted wardrobe and en-suite bathroom, three further bedrooms, family bathroom and access to the balcony above the family room.

The property further benefits from driveway parking for multiple vehicles, a double detached garage with dual electric roller doors to the front, an access door from the garden and power and lighting, an enclosed rear garden, gas central heating, double glazing, a fitted sonos home entertainment system and hot tub.

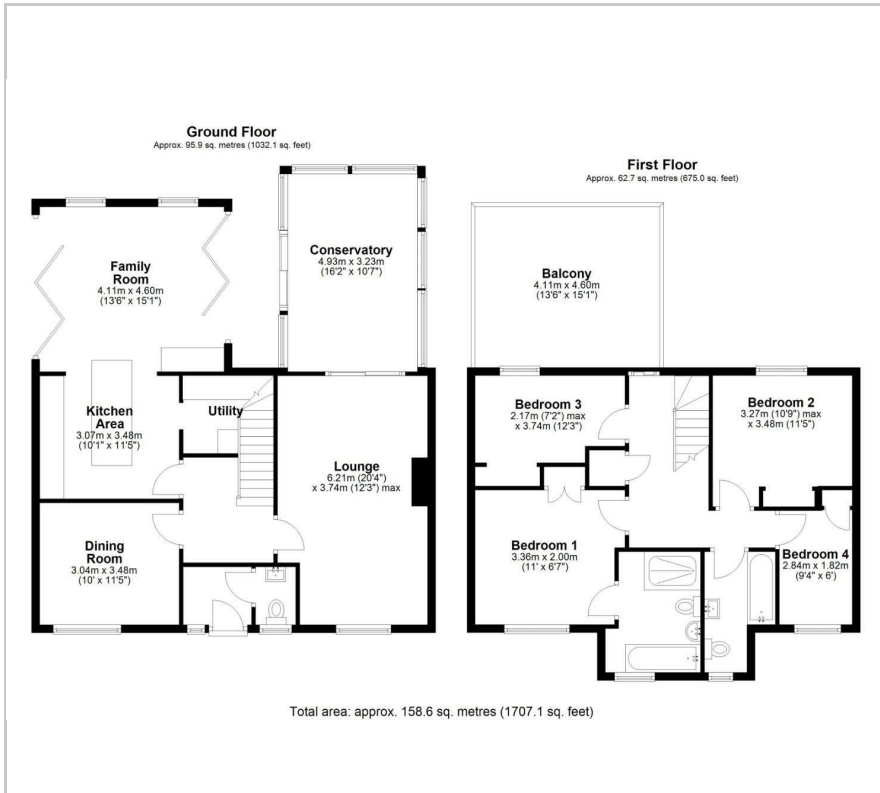
### Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.

- Four bedroom detached family home
- Detached double garage with electric roller doors
- Driveway parking for multiple vehicles
- Extended kitchen family room and conservatory
- Balcony



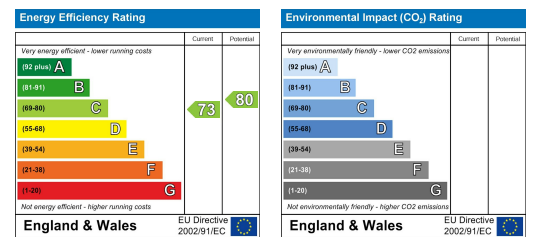
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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