



**Connells**

Leventon Place  
Hilperton TROWBRIDGE



## Property Description

Situated in the popular village of Hilperton, leading from the ever-popular Lacock Gardens, this well-presented and thoughtfully improved detached family home offers generous and flexible accommodation that is ideal for modern family living. The property has a lovely aspect, facing out onto a local green space.

The property has been carefully maintained and enhanced by the current owners, creating a bright and welcoming home arranged over three floors. The ground floor features a spacious entrance hall leading to a comfortable dual aspect living room, ideal for relaxing or entertaining. To the front of the property is a stylish and well-appointed kitchen/dining room with ample worktop and storage space, leading through to a bright sunroom at the rear, providing an excellent hub for everyday family life. There is also a useful utility room and cloakroom/WC.

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an ensuite bathroom, offering a private retreat. The second bedroom also has an ensuite bathroom. The third bedroom on this floor provides a flexible space for family members, guests or home working. The second floor comprises two large bedrooms and a modern family bathroom.

Description Cont'd.....

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Externally, the property enjoys a low-maintenance rear garden, designed for ease of upkeep, while providing a pleasant space for outdoor seating and entertaining. To the side of the property there is a double garage and driveway that comfortably accommodates two cars, offering practical off-street parking.

Located within easy reach of nearby amenities in Trowbridge, as well as local schools, countryside walks and transport links, this attractive family home combines space, comfort and convenience.

## Entrance

Door to front aspect. Stairs rising to first floor landing. Doors to living room, dining room, kitchen and cloakroom/WC. Radiator.

## Living Room

Dual aspect room with window to front and french doors to rear, opening onto garden. Two radiators.

## Dining Room

Window to front aspect. Radiator. Open to Kitchen and Sun Room but can be screened off by elegant folding doors. Radiator.

## Kitchen

Open access to dining room and sunroom. Comprising a comprehensive range of wall and base units with work surfaces over and a glass splashback. Kitchen island with inset sink and drainer, built-in dishwasher and

retractable bank of three power sockets. Space to accommodate an American-style refrigerator. Door to utility room. Door back to entrance hall. Radiator.

### Sun Room

Bifold doors opening out to the garden. Rooflight window with solar-powered electric blind. Radiator.

### Utility Room

Window to rear. Side door leading to garden. Comprising base units with work surfaces over and splashback tiling. Inset sink and drainer. Space for under counter appliances. Wall mounted gas fired boiler serving heating and hot water system.

### Landing

Window to rear aspect. Stairs from entrance hall and stairs up to second floor. Built-in airing cupboard containing water tank. Doors to bedrooms one, two and five. Radiator.

### Bedroom One

Window to front aspect. Door to En Suite. Radiator.

### En Suite

Obscure window to rear. Suite comprising panel enclosed bath, separate shower cubicle, wash hand basin and low level wc. Partly tiled. Heated towel rail.

### Bedroom Two

Window to front aspect. Radiator. Door to En Suite.

### En Suite

Obscure window to front. Suite comprising shower cubicle, wash hand basin and low level wc. Partly tiled walls. Radiator.

### Bedroom Five

Window to rear aspect. Radiator,

### Second Floor Landing

Stairs from first floor landing. Doors to Bedrooms Three, Four and Family Bathroom.

### Bedroom Three

Dormer window to front aspect and rooflight to rear with solar-powered electric blind. Walk in storage cupboard. Radiator.

### Bedroom Four

Dormer window to front aspect and rooflight window to rear with solar-powered electric blind. Access to loft space. Radiator.

### Family Bathroom

Rooflight window to rear with solar-powered electric blind. Suite comprising bath with over-bath shower, wash hand basin and low-level WC. Partly tiled walls. Radiator.

### Front Garden

Laid to gravel with areas for planters and paved path to front door.

### Rear Garden

Enclosed by brick wall. Low maintenance garden laid to patio with pergola covered seating area. Gated access to front and driveway.

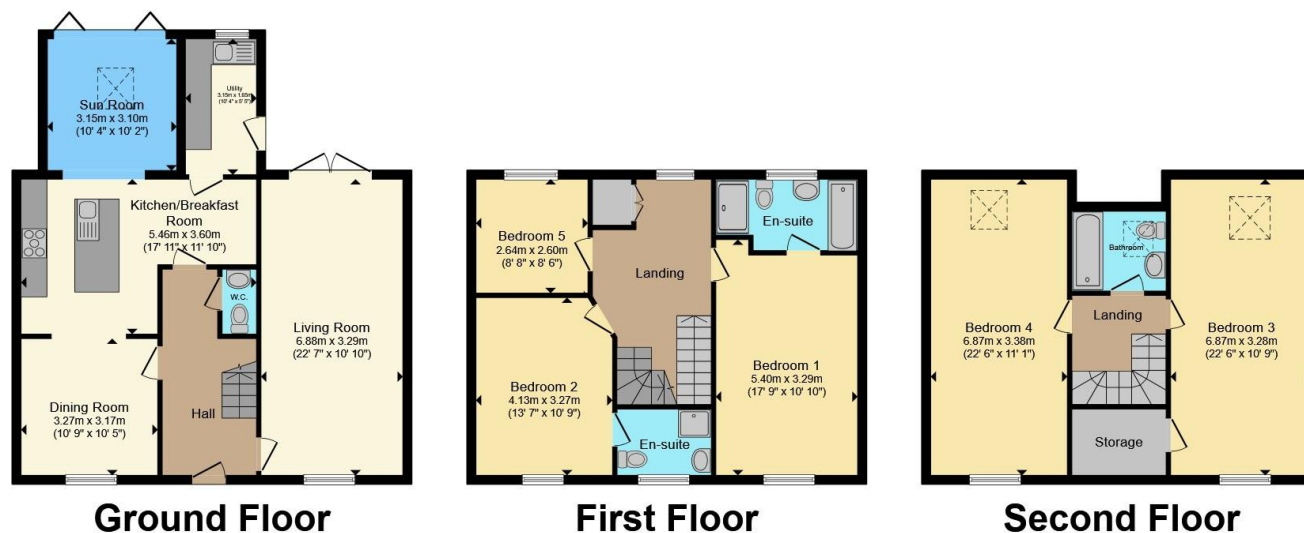
### Garage / Parking

Double garage with up and over doors, door to rear garden. Ample driveway parking for two cars.









Total floor area 196.7 m<sup>2</sup> (2,117 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB307874](http://connells.co.uk/Property/TWB307874)**



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