



## Highfield Close

Semington, Trowbridge BA14 6JZ

- Four Bedroom Detached
- Good Size Conservatory
  - Driveway Parking
- Sought After Village Location
- Spacious Kitchen/Diner
- Downstairs Toilet and Utility
- Walk to Kennet & Avon Canal
- Well Regarded Primary School

**Asking Price £400,000 Freehold**





### **Location**

A delightful four bedroom detached home situated in the sought after village of Semington with generous garden, driveway and garage. Located at the end of a cul-de-sac with ease of access to the village school, public house and the Kennet and

### **Entrance Hall**

6'9" x 6'9"

Door to front elevation, doors to cloakroom and living room, stairs to first floor and radiator.

### **Cloakroom**

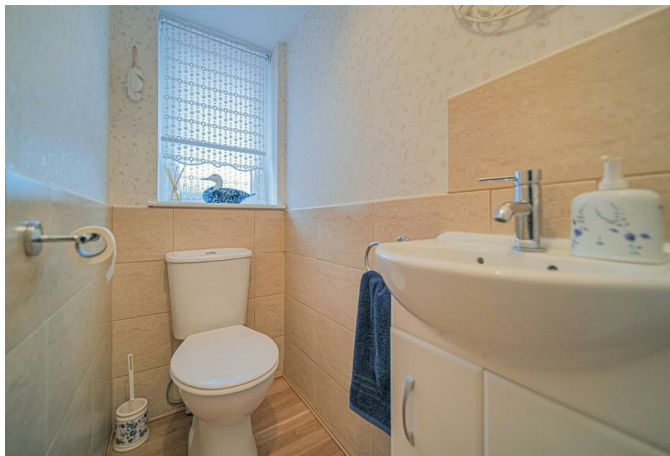
5'10" x 3'7"

Fitted with a two piece suite comprising wash hand basin with under storage and low level WC with tiled splashbacks, window to front elevation and radiator.

### **Living Room**

14'6" x 14'6"

Window to front elevation, box window to side elevation, door and bi-fold doors to kitchen/diner and radiator.



### **Kitchen/Diner**

10'0" x 17'10"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to side elevation, doors to utility and understairs cupboard, windows and door to conservatory and two radiators.

### **Conservatory**

9'11" x 17'0"

Windows to side and rear elevations, french doors to rear elevation and radiator.

### **Utility**

5'5" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for washing machine, window and door to rear elevation and door to garage.

### **Landing**

7'10" x 5'10"

Doors to bedrooms, bathroom and two cupboards.

### **Bedroom One**

13'11" x 11'9"

Window to front elevation, built in wardrobe and radiator.

### **Bedroom Two**

12'6" x 11'9"

Window to rear elevation, built in wardrobe and radiator.

### **Bedroom Three**

13'1" x 7'11"

Window to rear elevation, door to eaves storage and radiator.

### **Bedroom Four**

8'11" x 7'11"

Window to front elevation, door to over stairs storage cupboard and radiator.

### **Bathroom**

7'5" x 7'10"

Fitted with a three piece suite comprising of double shower enclosure with glass screens, wash hand basin with under storage and low-level WC with full tiled surround, window to rear elevation and heated towel rail.

### **Garden**

Fully enclosed with side access and mainly laid to lawn with block paved patio, mature hedge to the rear and well kept flower bed to one side leading up to a water feature.

### **Integral Garage**

Up and over door to front elevation, window to side elevation, power and light.

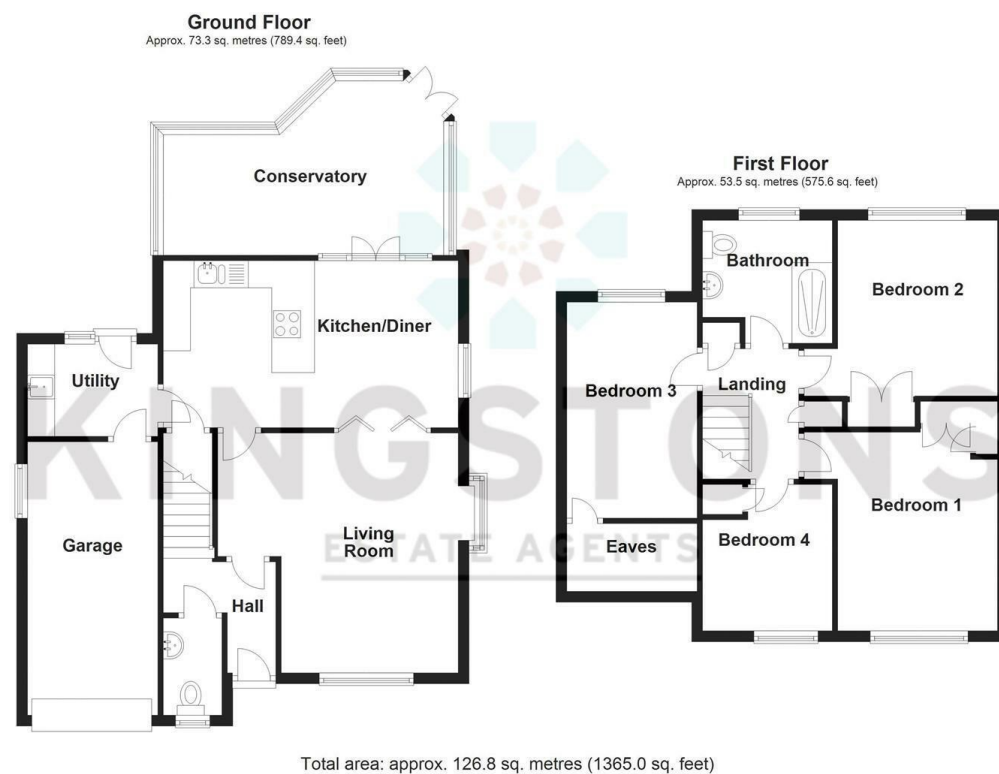
### **Driveway**

Block paved to the front of the property with space for approx. four vehicles.





Local Authority **Wiltshire**  
Council Tax Band **D**  
EPC Rating



  
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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.