10 Montague Court

Hilperton Trowbridge BA14 7HX

A beautifully presented, double fronted, three bedroom detached home refurbished throughout to a very high specification; tucked away in a small cul-de-sac over looking parkland and a short walk to shops and well regarded primary school. Standout features include refitted kitchen with Neff appliances, dual aspect living room, good sized main bedroom with refitted en-suite, recently upgraded garden room, driveway for at least three vehicles and well tended private gardens. This lovely family home is offered for sale for the first time since 1998, and sold with the added benefit of no onward chain.

Guide Price £335,000

ACCOMMODATION
All measurements are approximate

Entrance Hall
Composite double glazed panelled front door. Radiator. Coving to ceiling. Wood effect vinyl flooring. Half turn stair staircase to first floor with panelled door to under-stairs storage cupboard with coat hanging space and wood effect vinyl flooring. Fuse box. Inset LED spotlights. Smoke alarm. Panelled doors off and into:

Living Room
18'1" x 10'5" (5.50 x 3.18m)
UPVC double glazed window to front. Two Radiators. Television point. Coving to ceiling. UPVC double glazed bi-fold doors into:

Garden Room
11'4" x 9'7" (3.45m x 2.91m)
UPVC double glazed and brick construction with insulated tiled roof and fitted blinds. UPVC double glazed French doors onto garden. Contemporary lighting either side of the bi-fold doors into living room. Wood effect flooring.

Dining Room
9'2" x 7'10" (2.80 x 2.38)
UPVC double glazed window to front. Coving to ceiling. Radiator.

Refitted Kitchen
9'2" x 8'6" (2.80 x 2.58)
UPVC double glazed window to to the rear. Obscured UPVC double glazed door to side. Wood effect vinyl flooring. Inset LED spotlights. Refitted shaker style wall, base and drawer units with matt finish composite worktops and tiled surrounds. Inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, and inset LED spotlights into pelmet over. Integrated Neff slimline dishwasher, Neff washing machine and fridge/freezer. Built-in Neff 'hide & slide' oven, gloss black Neff four burner gas hob with glass splash-backs and extractor fan over. Chrome towel radiator.

Refitted Cloakroom
Obscured UPVC double glazed window to front. Radiator. Wood effect vinyl flooring. Inset LED spotlights. Refitted two piece white suite comprising dual flush WC and wash hand basin with mixer tap inset to composite worktop, cupboards beneath and tiled splash backs. Illuminated and demisting vanity mirror.

FIRST FLOOR

Landing
UPVC double glazed window to rear. Balustrade. Panelled door into airing cupboard with Worcester central heating boiler, lagged hot water tank and linen shelving. Inset LED spotlights. Smoke alarm. Access to boarded loft space with light & shelving, accessed via fold down wooden ladder. Panelled doors off and into:

Bedroom One
14' max x 9'6" (4.27m max x 2.90)
UPVC double glazed window to front. Radiator. Recess for double wardrobes. Panelled door into:

Refitted En Suite Shower Room
Obscured UPVC double glazed window to rear. Vinyl tiled effect flooring. Inset LED spotlights. Refitted three piece white suite with tiled surrounds comprising wash basin inset into marble effect composite worktop with mixer tap and cupboard beneath, dual flush WC with integrated cistern and large tiled shower enclosure with mains pressure Mira shower and chrome finish bi-fold shower doors enclosing. Chrome towel radiator. Extractor fan. Illuminated and demisting vanity mirror.

Bedroom Two
10'8" x 9'5" (3.24 x 2.87)
UPVC double glazed window to rear. Radiator.

Bedroom Three
10'8" x 7'3" (3.24 x 2.20)
UPVC double glazed window to front. Radiator.

Refitted Family Bathroom
Obscured UPVC double glazed window to front. Vinyl tiled effect flooring. Refitted three piece white suite with tiled surrounds comprising wash basin with mixer tap and cupboard beneath, dual flush WC with integrated cistern and panelled bath with mains pressure Mira shower and chrome finish screen enclosing. Chrome towel radiator. Extractor fan. Vanity mirror.

EXTERNALLY

To The Front
Tarmac tandem driveway for up to 3 vehicles. EV car charging point. Paved pathway to front door with entrance porch and contemporary light. Areas laid to slate chippings. Enclosed by box hedging and walling. Gas meter and electric meters.

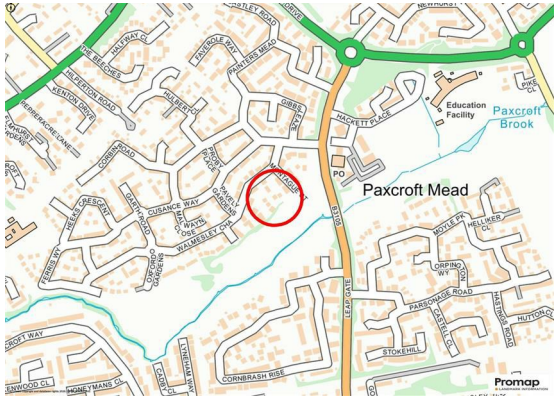
Rear Garden
A beautifully tended enclosed garden boasting a high-level of privacy comprising area laid to patio with cut sleepers enclosing and feature slate borders, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. External double power point. Outside tap. Contemporary lighting. Pathway leading around the garden room to a storage shed. Gated access to side leading onto driveway. All enclosed with a variety of fencing, hedgerow and walling.

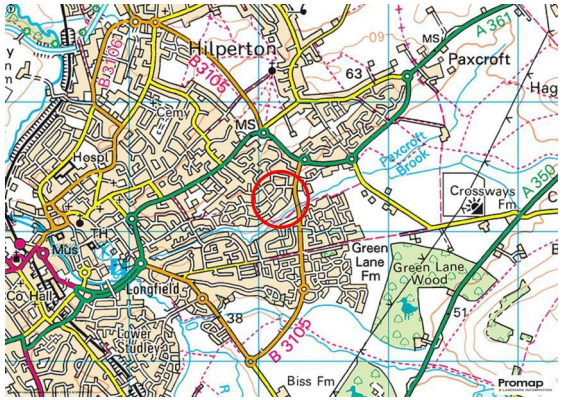
Garage
18'1" x 8'8" (5.50 x 2.65)
UPVC obscure double glazed personal door to side. Storage to eaves. Power & light. Up and over door to front.

AGENST NOTE:
Garden room and frame were replaced in 2022.
Boiler was replaced in 2015.
Electrics upgraded in 2021.
EV charging point installed in July 2026.

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

Total area: approx. 111.1 sq. metres (1195.9 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.