



KINGSTONS

9 Newhurst Park

Hilperton Trowbridge BA14 7QU

A beautifully presented and updated, four bedroom detached family home, situated in a small cul-de-sac within the highly regarded Paxcroft Mead development, close to wood & parkland walks, three primary schools, local shops, rugby club and pubs. Spacious and neutrally decorated accommodation comprises entrance hall, upgraded kitchen/dining room, living room, study, refitted cloakroom, refitted en suite shower room and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, good sized enclosed landscaped garden with private aspect, garage and off road parking for several vehicles. Early viewing is highly recommended.

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Matwell. UPVC double glazed window to the side. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring and coving. Smoke alarm. Panelled doors off and into:

Living Room

16'8 x 13'6 max (5.08m x 4.11m max)
UPVC double glazed French doors and window to the rear. Two radiators. Feature marble fireplace with living flame gas fire inset. Coving. Television point. Sliding panelled doors to the kitchen/dining room. Panelled door to the:

Study/Play Room

8'11 x 8'6 (2.72m x 2.59m)
UPVC double glazed window to the rear. Radiator. Coving. Door to the garage.

Upgraded Kitchen/Dining Room

17'10 x 9'1 (5.44m x 2.77m)
UPVC double glazed windows to the front and side. Radiator. Range of shaker style wall, base and drawer units with under cupboard lighting, tiled surrounds and wood effect rolled top work surfaces. Ceramic single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Enclosed Baxi boiler. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Double glazed door to the side.



Refitted Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring.

FIRST FLOOR

Landing

Balustrade. Radiator. Access to loft space. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

13'3 X 9'10 (4.04m X 3m)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes with panelled bi-fold doors enclosing. Television point. Decorative panelling. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains rainfall shower over, additional shower attachment and door enclosing, wash hand basin with drawers under and w/c with dual push flush. Illuminated mirror. Extractor fan. Wood effect flooring.

Bedroom Two

12'10 x 9'8 max (3.91m x 2.95m max)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

17'7 x 8'6 (5.36m x 2.59m)

UPVC double glazed window to the front

and Velux window to the rear. Radiator. Access to loft space.

Bedroom Four

9'2 x 6'8 (2.79m x 2.03m)

UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Large mirror. Shaving point. Extractor fan. Wood effect flooring.

EXTERNALLY

To The Front

Steps up to paved area and front door with storm porch over and entrance light. Space for bins. Outside tap. Gravel and tarmac driveway providing off road parking for four vehicles. EV charging point. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed landscaped garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and decked area. External power points. All enclosed by fencing and walling.

Garage

17'3 x 8'6 (5.26m x 2.59m)

Up and over door to the front. Power and lighting. Door to study/playroom



Tenure **Freehold**
Council Tax Band **E**
EPC Rating



Total area: approx. 128.5 sq. metres (1383.6 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.

