



Connells

1 Plot 15 Church Street
Hilperton Trowbridge

1 Plot 15 Church Street Hilpertontrowbridge BA14 7RG

for sale
£850,000



Property Description

An exceptional five-bedroom detached family home offering over 2,200 sq ft of beautifully appointed accommodation, situated within an exclusive development in the sought-after village of Hilpertont.

Arranged across three spacious floors, this impressive property combines contemporary design with practical family living. The heart of the home is the stunning open-plan kitchen, dining and living space, featuring high-quality integrated appliances, quartz worktops and bespoke cabinetry, with French doors opening directly onto the private walled garden. A separate utility room and cloakroom complete the ground floor.

The first floor offers a generous principal bedroom suite with fitted wardrobes and a luxurious en-suite bathroom, alongside further bedrooms and a stylish family bathroom. The upper floor provides additional versatile accommodation, ideal for growing families, guest bedrooms or home-working requirements.

Externally, the property enjoys enclosed walled gardens with patio entertaining areas and lawn, together with a covered carport and additional off-road parking.

Further benefits include underfloor heating powered by an energy-efficient air source heat pump, double glazing throughout and the remainder of a 10-year structural warranty.

Hilpertont is a highly regarded Wiltshire village offering a range of local amenities, excellent schooling and convenient access to Trowbridge, Bath and Bristol, making it an ideal location for both families and commuters.

Doors leads to entrance hall. Stairs up to first floor landing. Cloaks cupboard. Doors to Cloakroom, Kitchen / Family Room.

Cloakroom

Obscure window. Suite comprising wash hand basin and low level wc.

Open Plan Kitchen / Dining

Generous sized open plan triple aspect kitchen / dining / family space. Doors opening onto side and rear garden and window to the front.

Kitchen area comprises stylish wall and base units with work tops over & matching upstands. Island with sink & mixer tap. Built in eye level double oven and inset hob with stainless steels splashback and canopy over. Further base units & display fronted wall units in the style of a dresser. Doors to Utility Room.

Utility Room

Base unit with work top over with inset sink and drainer. Space for under counter appliances. Shelving.

First Floor Landing

Stairs rising from Entrance Hall. Windows to front. Doors to Bedrooms One, Four, Five, Family Bathroom & First Floor Living Space. Stairs rising to Second Floor.

Bedroom One

Double doors opening to Juliet Balcony. Built in wardrobes. Access to En Suite.

En Suite

Five piece suite comprising bath, walk in shower, two wash hand basins & low level wc. Partly tiled.

Bedroom Four

Window to side aspect.

Bedroom Five

Window to side aspect.

Family Bathroom

Suite comprising bath, wash hand basin and low level wc. Partly tiled.

Living Space

Good size room with double doors to a Juliet Balcony to the rear, overlooking garden and window to front aspect.

Second Floor Landing

Stairs from first floor landing. Storage cupboard. Doors to Bedrooms Two, Three & Shower Room.

Bedroom Two

Rooflight window. Built in wardrobes.

Bedroom Three

Window to gable end. Rooflight window.

Shower Room

Three piece suite comprising walk in shower cubicle, wash hand basin and low level wc. Partly tiled.

Gardens

The property sits on a good size plot with car port parking for two vehicles. Gate & steps down to rear garden. Comprising lawn & paved patio. Fenced boundaries.

Agents Note

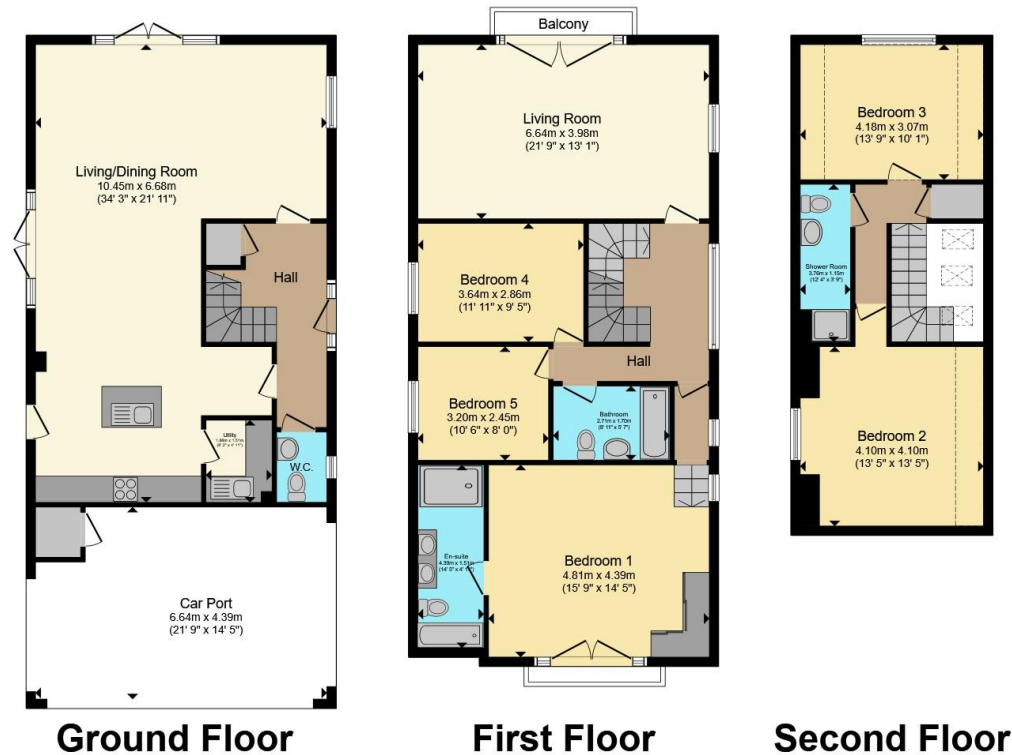
Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.









Total floor area 209.1 m² (2,251 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

Connells

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/TWB308041



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB308041 - 0006