

TOWN & COUNTRY
ESTATES



Devizes Road, Hilperton, Wiltshire BA14 7QJ

Offers Over £375,000

LOCATION

Devizes Road is widely regarded as one of the most sought after roads in area, homes in this location are always in high demand. The Village of Hilperton is situated on the outskirts of Trowbridge. Local amenities include a popular Primary school, Public house/restaurant the 'Lion and Fiddle' and Village hall for the community. Trowbridge and Hilperton are ideally placed on the A1361 which provides easy access to the M4, which in turn, offers excellent links to Swindon, Bristol and onto London.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

A modernised, well presented and largely updated three double bedroom semi-detached Victorian home, enjoying one of the areas most prestigious roads. From the solid Oak internal doors with cast iron hardware, restored original Victorian tiled flooring, full internal redecoration, multi-fuel burning stoves and modern bathroom, this property has been meticulously improved. The spacious accommodation comprises an entrance hall, bay front sitting room, dual aspect dining room, kitchen, cloakroom toilet, three double bedrooms and bathroom. Further notable features include gas central heating, Upvc double glazing, rear garden, driveway parking for three to four cars and NO ONWARD CHAIN.

There is still scope to improve this lovely home, there was previous approval (under the Larger home extension) for a single story extension, to square off the rear of the property, to link the kitchen to the dining room - please Wiltshire Council Application No 20/03091/PNEX

ENTRANCE HALL

You enter the property through a wooden entrance door into the entrance hall. There is original Victorian tiled flooring, radiator, stairs (recarpetted in August) to the first floor landing and solid Oak doors to the dining room and sitting room.

DINING ROOM

14'5" x 12'1"

The dual aspect dining room has Upvc double glazed windows to the front and rear, feature fireplace with a multi-fuel burning stove with original exposed stone inlay and tiled hearth, telephone point and a new carpet in August.

SITTING ROOM

16'4" into bay x 12'1"

The sitting room has a Upvc double glazed bay window to the front, a feature fireplace with multifuel burning stove, original exposed stone inlay and slate hearth, two radiators and an opening to the kitchen.

KITCHEN

12'9" x 8'10"

There are two Upvc double glazed windows to the rear, the kitchen has a range of retro and white base and wall units, worktop with tiled splashbacks, double inset sink unit with mixer tap, space for a cooker, space for a fridge/freezer, radiator, an extractor fan and an obscure glazed door to the rear hall.



REAR HALL

With a door to the cloakroom toilet and an obscure glazed door to the rear garden.

CLOAKROOM TOILET

There is an obscure Upvc double glazed window and a low level WC.

FIRST FLOOR LANDING

Re-carpetted in August, the landing has a Upvc double glazed window to the front, a radiator, access to two loft spaces, solid Oak doors to the bedrooms and bathroom.

BEDROOM ONE

14'5" x 12'1"

Bedroom one is a large double bedroom with a Upvc double glazed window to the front, a cast iron bedroom fireplace and radiator.

BEDROOM TWO

14'5" x 12'1"

The dual aspect second bedroom is also a large double room and has Upvc double glazed windows to the front and rear, a cast iron bedroom fireplace and two radiators.

BEDROOM THREE

12'9" x 9'2"

The third double bedroom has a Upvc double glazed window to the rear with far reaching views, a cast iron bedroom fireplace and a radiator.

BATHROOM

The modern bathroom has an obscure Upvc double glazed window to the side, a panelled bath with hidden mixer tap, hand shower attachment, rainfall effect shower head, glazed screen and attractive tiled splashbacks, closed couple dual flush WC, wall hung basin with chrome mixer tap, a contemporary heated towel rail, tiled flooring and an extractor fan.

EXTERIOR

FRONT

The front of the property has been landscaped with ornamental gravel to provide low maintenance off road parking for 3-4 cars. A gravelled path to the side leads to the rear garden.

REAR GARDEN

There is a gravelled entertaining area immediately from the property, a good size lawn, outside tap, brand new feather edge fencing (August 2023) to the right hand boundary and open fencing to the rear, overlooking further green space.

OUTSIDE STORE/UTILITY

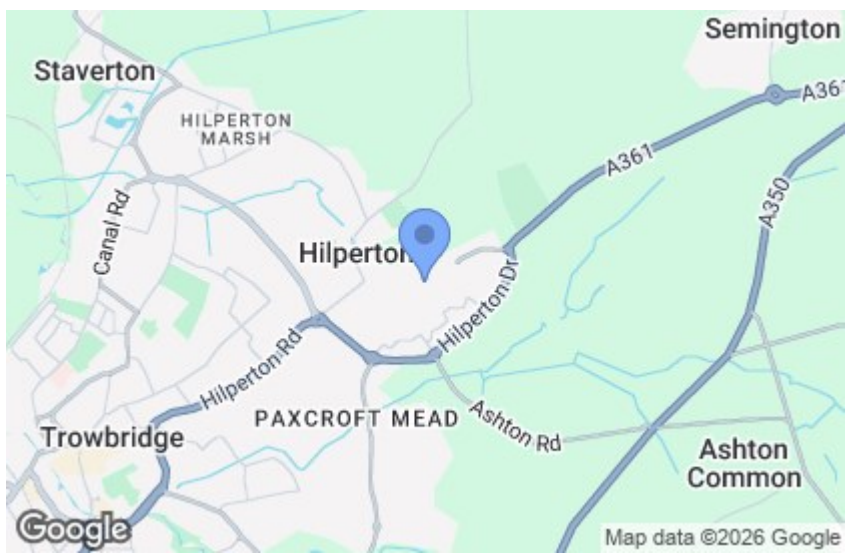
6'10" x 6'2"

The useful exterior store is also used as a utility space and has a window to the rear, plumbing for a washing machine, space for tumble dryer and a wall mounted gas boiler.

ADDITIONAL INFORMATION

Council Tax Band - C

There is still scope to improve this lovely home, there was previous approval (under the Larger home extension) for a single story extension, to square off the rear of the property, to link the kitchen to the dining room - please Wiltshire Council Application No 20/03091/PNEX







GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.

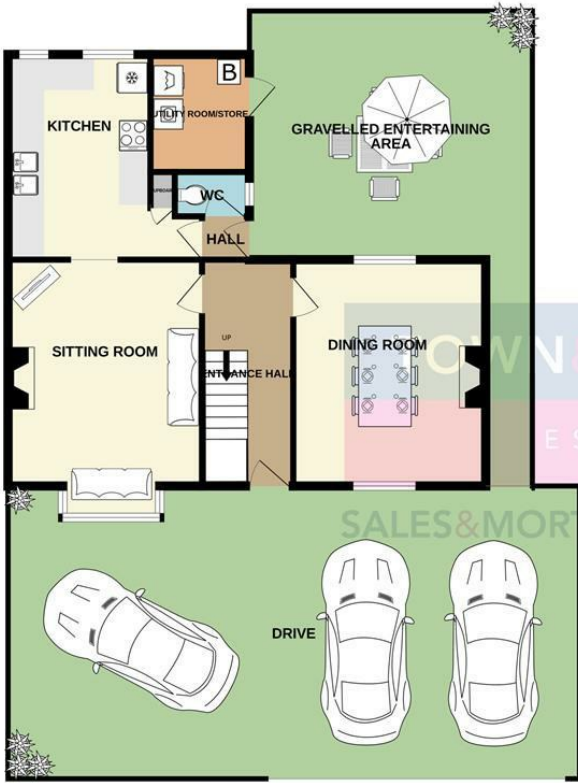


TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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