

**TOWN & COUNTRY**  
ESTATES



**St Marys Close, Hilperton Marsh, Wiltshire BA14 7PN**

**£365,000**

## LOCATION

The property is located in a quiet cul-de-sac in the sought after Hilperton Marsh, on the edge of Trowbridge, within easy walking distance to a local shop, well regarded primary school and nearby Kennet and Avon canal with lovely walks and canal boat hire. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A very well presented, deceptively spacious and extended five bedroom semi-detached house, in the sought after Hilperton Marsh. This sizable property offers large and flexible living accommodation, with outstanding features such as a modern kitchen/dining/family room which creates a real hub to this family home, southerly facing rear garden, five bedrooms and a lovely bathroom.

The ground floor comprises an entrance porch, entrance hall, lounge, kitchen/dining family room, utility room and cloakroom toilet. Upstairs there are four double bedrooms, a single bedroom and the fabulous bathroom.

Further notable benefits include gas central heating, Upvc double glazing, garage, Howdens Dordogne Oak doors on the ground floor, the landscaped rear garden and driveway parking for three cars.

## ENTRANCE PORCH

You enter through a composite entrance door (replaced in 2018) with obscure glazed panels, there is a Upvc double glazed window to the front, built in shoe cupboard, ceramic tiled flooring and an Oak door leading to the entrance hall.

## ENTRANCE HALL

The welcoming entrance hall has tiled flooring, radiator, stairs to the first floor, Oak doors to the lounge and kitchen/dining/family room and a door to the under stairs cupboard.

## LOUNGE

12'10" x 12'10"

The lounge has a Upvc double glazed window to front, modern LED ceiling light, a contemporary vertical radiator and obscure glazed pocket doors opening into the kitchen/dining/family room.

## KITCHEN/DINING/FAMILY ROOM

22'2" max x 17'9" max

This impressive kitchen/dining/family room is the hub of this family home and provides a superb entertaining space.

## KITCHEN AREA

There is a Upvc double glazed window overlooking the rear garden, this fantastic Howdens kitchen benefits from a range matching base and wall units with marble effect work surfaces and tiled splash backs, 1 ½ bowl ceramic sink unit with ornamental chrome mixer tap, built in high level fan assisted oven and grill, plumbing for dishwasher, space for American style fridge/freezer, inset into the breakfast bar is an induction hob with a modern ceiling hung extractor fan and light over, tiled flooring & inset ceiling spotlights.

## DINING/FAMILY AREA

There are Upvc double glazed French doors (new in 2020) opening to the rear garden, tiled flooring, inset ceiling spotlights, an contemporary wall mounted vertical radiator, door to a storage cupboard, an Oak door to the utility room and obscure glazed pocket doors to the lounge.

## UTILITY ROOM

The utility room has an obscure Upvc double glazed window to the side, a range of Howdens matching base and wall units (new in 2019) with stone effect work surfaces & and matching splash backs, inset 1 ½ bowl sink unit with mixer and dish tap, plumbing for a washing machine, space for tumble dryer, gorgeous ceramic tiled flooring imported from Italy, radiator, Oak doors to the cloakroom and garage and a Upvc double glazed obscure door leading to the rear garden.

## CLOAKROOM TOILET

The ceramic tiled flooring continues into the cloakroom where there is an obscure Upvc double glazed window to the side, vanity storage unit with basin, chrome mixer tap and an inset close coupled dual flush W.C. Concealed in a cupboard is an Ideal logic wall mounted gas combi boiler supplying radiator heating and domestic hot water.



## FIRST FLOOR LANDING

There is access to the main boarded loft space, a wooden pull down ladder to the extension loft space where a secluded snug has been created with carpeted floor, power and light. Doors to all bedrooms and the bathroom.

## BEDROOM ONE

11'2" x 11'2"

There is a Upvc double glazed window to the front, a built in wardrobe and radiator.

## BEDROOM TWO

9'10" x 9'10"

Bedroom two has a Upvc double glazed window to the rear, built in double wardrobe and a radiator.

## BEDROOM THREE

11'10" x 8'2"

There is a Upvc double glazed window to the front, recess for wardrobe and a radiator.

## BEDROOM FOUR

11'6" max x 8'2" max

There is a Upvc double glazed window to the rear and a radiator.

## BEDROOM FIVE

7'10" x 7'7"

Bedroom five has a Upvc double glazed window to the front and a radiator.

## BATHROOM

The modern bathroom comprises an obscure Upvc double glazed window to the rear, a corner shower enclosure with attractive tiled splash backs and mains shower, a large panelled bath with sleek overflow fillers, a dual flush close coupled rimless W.C, vanity storage unit with inset basin, chrome mixer tap, a wall mounted mirrored cabinet with LED lighting, a heated towel rail, attractive high gloss ceramic tiled flooring, extractor fan and inset ceiling spotlights.

## EXTERIOR

### FRONT DRIVE

The front of the property has a drive for two cars, an additional plum slate area providing further parking, outside light, planted border and dwarf walls to either side.

### REAR GARDEN

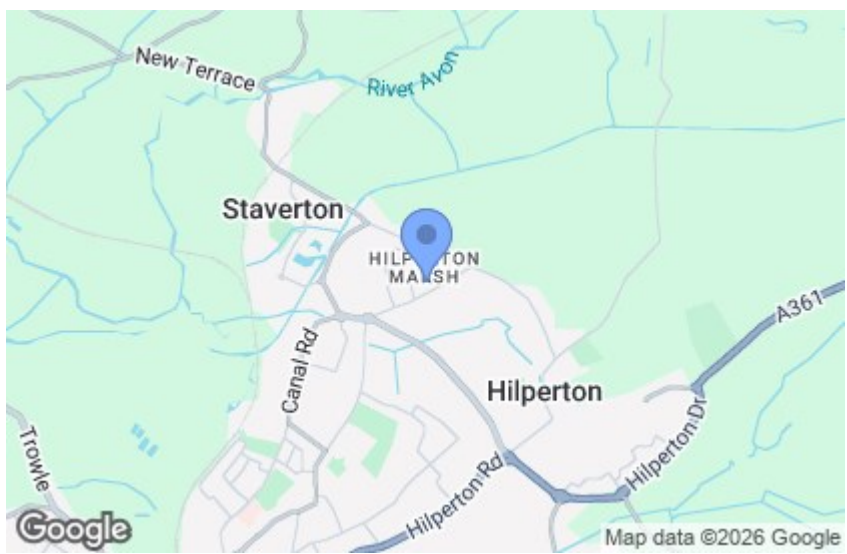
The landscaped, southerly facing and quiet rear garden is securely enclosed to all boundaries. There is a large paved patio/entertaining area, steps lead to the lawn edged with railway sleepers. A further paved area to the rear of the garden provides further space for a table and chairs and also has an external power socket. There is an outside tap and outside light.

### GARAGE

There is an up and over door to the front, power and light.

### ADDITIONAL INFORMATION

Council Tax Band - D







GROUND FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.

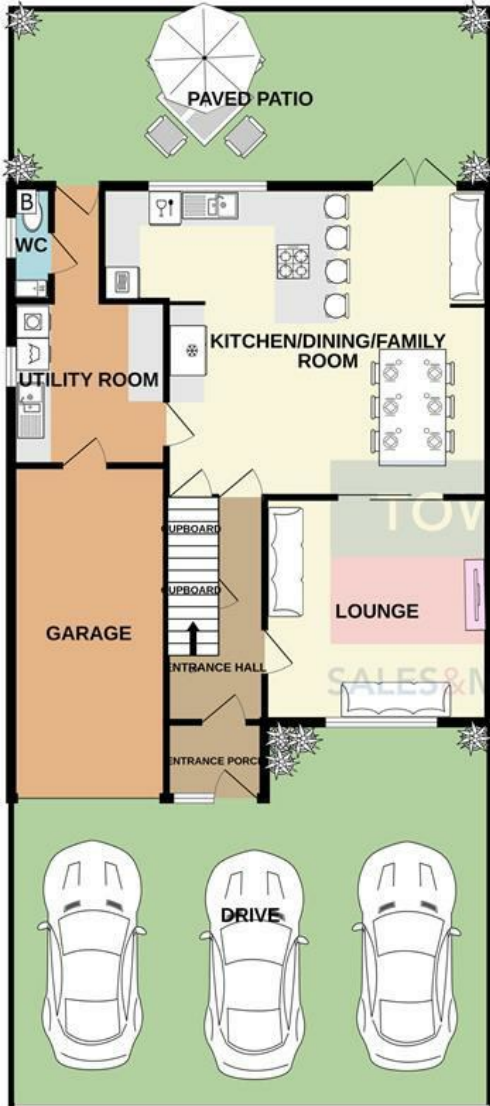


TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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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SALES & MORTGAGES & LETTINGS

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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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