



**DAVIES
& DAVIES**

85 LACOCK GARDENS, HILPERTON, BA14 7TG

£500,000

- EXECUTIVE DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- BUILT IN WARDROBES & 2 ENSUITES
- BEAUTIFULLY LANDSCAPED GARDEN
- SUPERB CUL DE SAC LOCATION
- DOUBLE GARAGE & DRIVEWAY
PARKING
- NO ONWARD CHAIN
- EPC RATING C

Tucked away in a small cul de sac, this supremely spacious home boasts four double bedrooms, each with built in wardrobes and two with ensembles. The stylish modern kitchen-family room opens to a conservatory overlooking the beautiful south-westerly facing garden. For sale with no onward chain, viewing is a must.

Entering the property, you arrive in a welcoming hallway with doors to each of the key ground floor rooms, stairs to the first floor and under stairs cupboard. The spacious living room enjoys a great deal of natural light thanks to dual aspect windows to the front and side. Although currently used as a study, the dining room has plenty of space for a table and chairs whilst further dining options are available within the generous kitchen-family room. With quartz effect work surface and red gloss splash backs, the stylish modern kitchen is a superb space. From here there are French doors onto the garden as well as doors to the utility room and conservatory. A downstairs cloakroom completes the ground floor. Heading upstairs you find four generously proportioned double bedrooms, each with built in wardrobes and ensuite facilities to bedrooms one and two. A family bathroom serves the remaining bedrooms.

The south-westerly facing rear garden has been beautifully landscaped and allows you to make the most of the summer evenings. Enclosed with fencing, the garden has a lovely water feature and a selection of well placed shrubs to enhance the feeling of privacy. Driveway parking leads to a double garage which has two up and over doors, power, lighting and additional loft space.

The property is being sold chain free although a buyer will need to be able to accommodate a move date no sooner than August to allow the vendors next home to be ready. Due to downsizing, some white goods and furniture may be available by separate negotiation.

DIRECTIONS

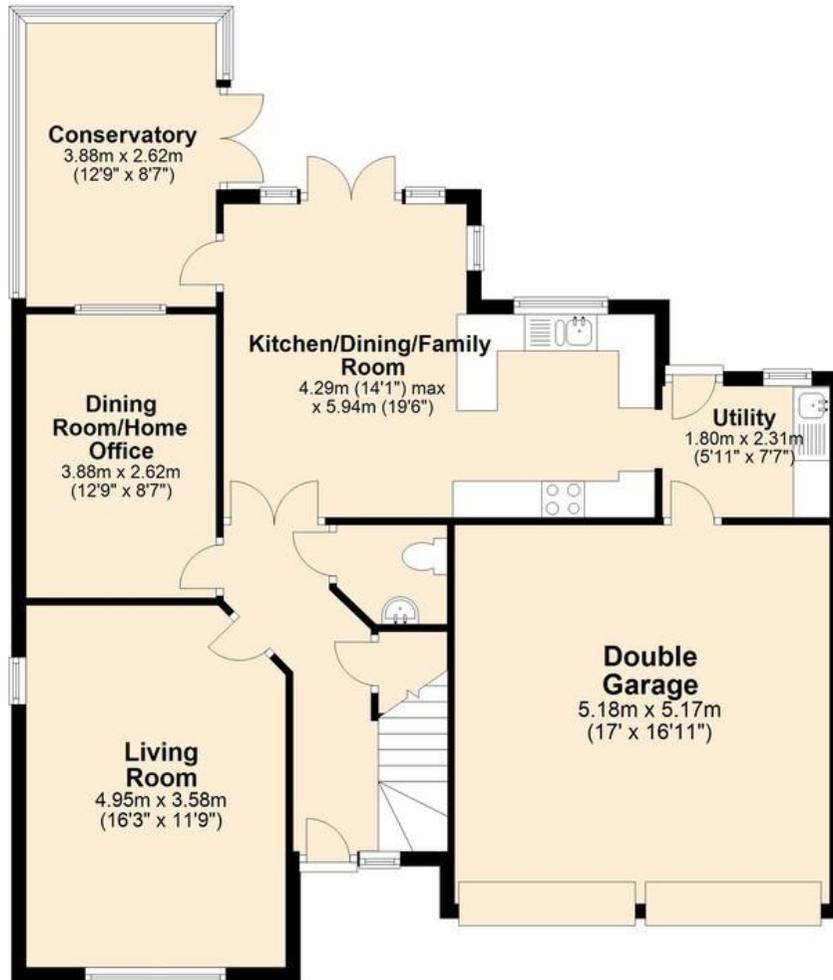
Leaving Trowbridge along Hilperton Road (A361), turn right at the roundabout onto Hilperton Drive. Proceed straight on at the next roundabout and then take the first exit at the following one. Turn immediately right onto Lacock Gardens and this property will be in the second cul de sac on the right hand side.

COUNCIL TAX E* - £2,411.62 (from April 2022). For further information please contact Wiltshire Council on 0300 456 0109. *Properties altered/extended since 1st April 1993 could be subject to review.
TENURE Freehold



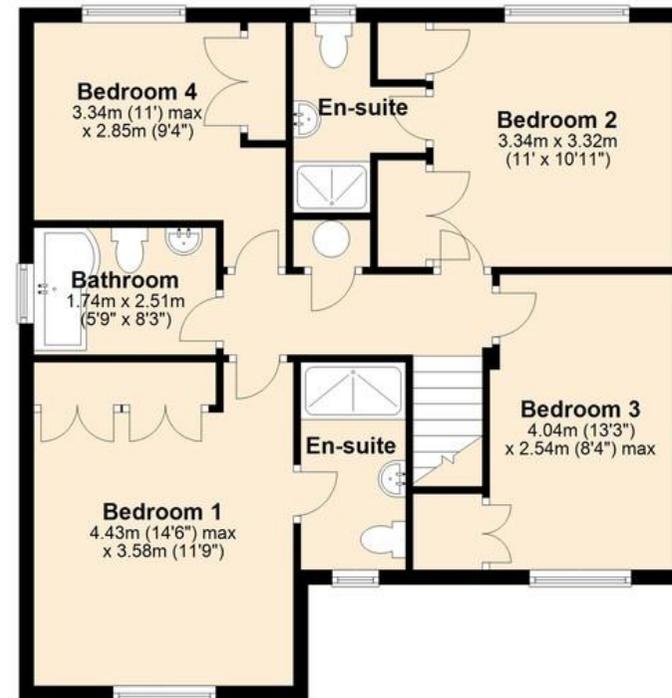
Ground Floor

Approx. 103.9 sq. metres (1118.4 sq. feet)



First Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



Total area: approx. 175.6 sq. metres (1890.7 sq. feet)

Note: The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

