



11 Cannings Close,
Hilperton, Trowbridge, Wiltshire, BA14 7FQ



KINGSTONS



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ESTATE AGENTS

A well-presented four bedroom detached family home occupying a corner plot position and enjoying an open outlook. The spacious property is tucked away within a small cul-de-sac in the well regarded village of Hilperton and is situated adjacent to foot paths which allow easy pedestrian access into the village centre, Paxcroft shopping centre and well regarded Mead Primary school. Features include good sized walled private gardens with L shaped patio and south-easterly aspect, block paved driveway, open plan kitchen/dining room with integral appliances and good sized living room with bay window overlooking green space and French doors onto patio. Viewing is highly recommended!

Guide Price £279,950



All measurements are approximate.
ACCOMMODATION

Entrance Hall

Part obscured glazed panelled door to the front. UPVC double glazed window to the rear. Radiator. Telephone point. Heating control panel. Stairs to the first floor with cupboard under. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Shaving point and extractor fan. Fuse box.

Living Room 16' 7" x 11' 7" (5.05m x 3.53m)

UPVC double glazed bay window to the front. Two radiators. Feature stone fireplace. Television point. UPVC double glazed French doors to the rear.

Dining/Family Room 16' 4" x 11' 7" (4.97m x 3.53m)

UPVC double glazed bay window to the front. Two radiators. Wood effect flooring. Television point. UPVC double glazed French doors to the rear. Open plan to the:

Kitchen 7' 10" x 7' 9" (2.39m x 2.36m)

UPVC double glazed window to the front. Radiator. Selection of wall and base mounted units with contrasting rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel splash-backs and extractor canopy over. Integrated fridge, dishwasher and washing machine. Enclosed boiler. Stone tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Balustrade. Smoke alarm. Panelled doors off and into:

Bedroom One 11' 7" x 10' 4" (3.53m x 3.15m)

UPVC double glazed windows to the front and rear. Radiator. Heating control panel. Panelled door to the:

En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising: double shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Inset ceiling spotlights.

Bedroom Two 11' 7" x 9' 5" (3.53m x 2.87m)

UPVC double glazed windows to the front and rear. Radiator.

Bedroom Three 11' 4" x 6' 5" (3.45m x 1.95m)

UPVC double glazed window to the front. Radiator.

Bedroom Four 8' 2" x 7' 2" (2.49m x 2.18m)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising: panelled bath with shower mixer tap and glass screen, pedestal wash hand basin and w/c. Shaving point and extractor fan. Inset ceiling spotlights.



EXTERNALLY

To The Front

Path to the front door with storm porch over. Outside light. L-shaped gardens with open outlook over green area. Areas laid to lawn with hedging. Block paved driveway. Gas and electric meters. Gated side pedestrian access to the rear gardens.

To The Rear

Good sized walled gardens boasting south-easterly aspect with a high level of privacy comprising: L-shaped patio area to the immediate rear and area laid to lawn. Storage area to the side. Outside tap and lighting. Enclosed by fencing and walling.

Garage 18' 5" x 9' 0" (5.61m x 2.74m)

Up and over door to the front. Power and lighting. Two wall units. Eaves storage. Personal door to the side.

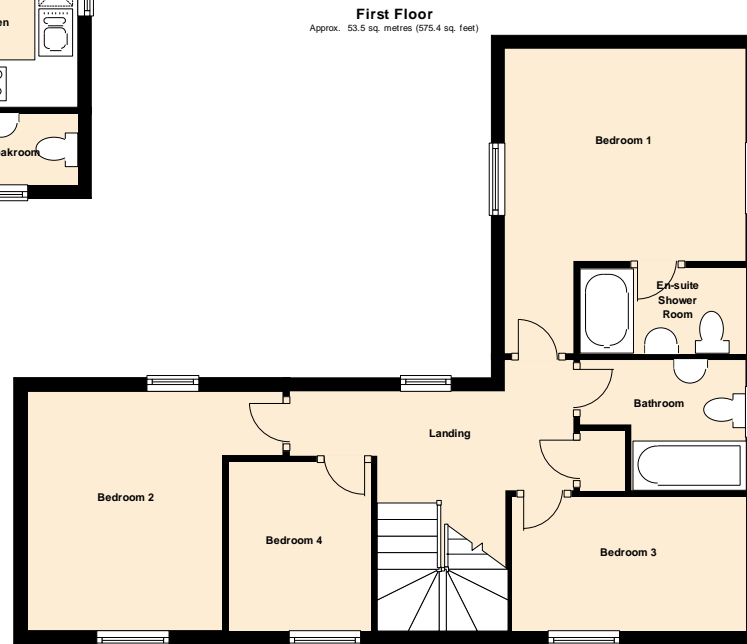
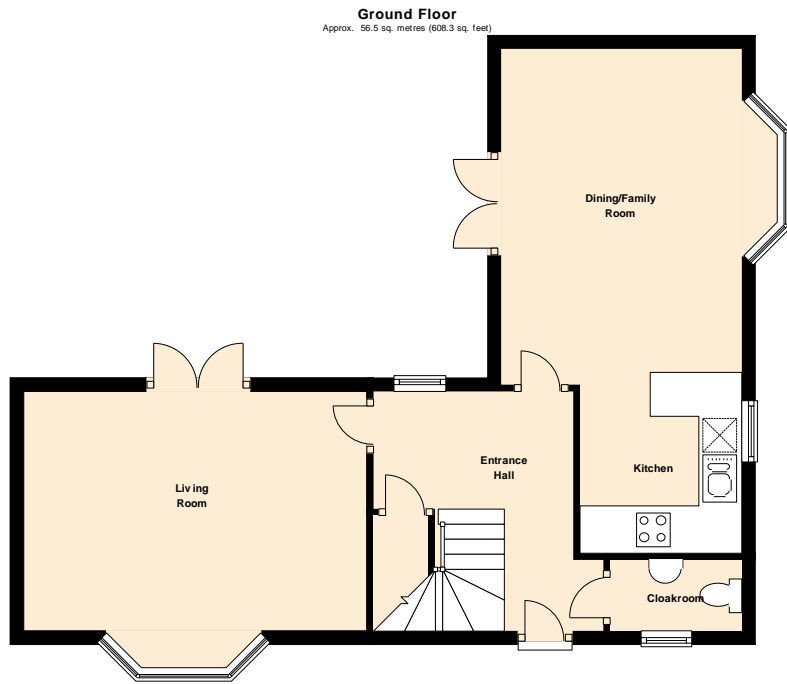


COUNCIL TAX BAND: E - £1,859.96pa (2016/17)

SERVICES: All mains services are connected.

Directions: From our office in Fore Street, proceed out of Trowbridge on the Hilperton Road, turn right onto Hilperton Drive. Proceed over the 1st roundabout and turn left at the 2nd roundabout into Ashton Road. Take the next right into Lacock Gardens, follow the road to the left and then left again into Leventon Place. Turn right into Cannings Close, proceed to the head of the cul-de-sac and the property can be found on the right hand side located via a Kingstons 'For Sale' board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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The Property Misdescriptions Act 1991: Kingstons The Estate Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. Kingstons The Estate Agent has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.