



11 ASHTON RISE, HILPERTON, TROWBRIDGE, WILTSHIRE, BA14 7QZ

GUIDE PRICE £380,000

- INDIVIDUAL DETACHED BUNGALOW
- EXTENDED AND FULLY MODERNISED
- 3 BEDROOMS: EN SUITE
- GAS CENTRAL HEATING
- FULLY DOUBLE GLAZED
- HIGHLY SOUGHT AFTER LOCATION
- DELIGHTFUL SOUTH FACING GARDEN
- FANTASTIC OPPORTUNITY
- EPC RATING C



# 11 ASHTON RISE, HILPERTON, WILTSHIRE, BA14 7QZ

Rarely available in this delightful location within the village of Hilperton, this individually designed detached bungalow has been extended and extensively improved to offer an outstanding opportunity to acquire a retirement property of considerable standing and appeal.

The bungalow itself comprises entrance hall, 21' open plan lounge/dining room with feature fireplace and double doors opening onto the rear garden, spacious kitchen/breakfast room with an extensive range of fitted units and some built in appliances, utility room, master bedroom with en-suite shower room, 2 further bedrooms and modern family bathroom. The bungalow has gas fired central heating and full double glazing. Outside there is an integral single garage, driveway providing further off road parking and delightful gardens to the front and rear, the latter being south facing.

The superb accommodation of the bungalow is matched by its delightful location fronting onto a very pleasant grassed area within this small cul-de-sac development on the outskirts of the village of Hilperton. Properties rarely become available in Ashton Rise and therefore are extremely sought after.

The County town of Trowbridge has an excellent and currently expanding range of shopping and leisure facilities and is situated less than 2 miles away.

## **DIRECTIONS:**

Proceed out of Trowbridge town centre on Hilperton Road towards Chippenham, Melksham and Devizes. On reaching the outskirts of the town pass the entrance to Fieldways Hotel on the left and take the second exit at the following roundabout into the village of Hilperton. On reaching the Lion & Fiddle pub go straight across the mini roundabout into Devizes Road. Turn first right into Ashton Road and first right into Ashton Rise. The bungalow is then located on the left hand side.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Built in airing cupboard, 2 further built in storage cupboards.

### **LOUNGE/DINING ROOM**

**6.53m (21'5") x 4.15m (13'7") max**

Large double glazed window to front, feature fireplace and surround housing gas fire, double glazed patio doors to rear garden, double glazed windows either side, 2 radiators.

### **KITCHEN/BREAKFAST ROOM**

**6.06m (19'11") max x 3.30m (10'10")**

The kitchen area enjoys an extensive range of base units all with excellent work top space over, matching wall cupboards, inset single bowl sink unit, built in dishwasher, built in hob with extractor over, Bosch double oven, ample space for breakfast table and further appliances, double glazed window to rear, double glazed door to patio and garden, radiator, door to:

### **UTILITY ROOM**

**2.08m (6'10") x 1.38m (4'6")**

Space and plumbing for washing machine, Worcester wall mounted gas fired boiler, radiator, door to rear garden, fitted work top along one wall, wall cupboard.

Approached from the main entrance hall is the remainder of the accommodation:

### **MASTER BEDROOM**

**4.00m (13'1") x 3.46m (11'4")**

Double glazed window to rear, radiator, door to:

### **EN SUITE SHOWER ROOM**

Fully tiled and with modern three piece suite comprising shower enclosure, wash hand basin and WC. Built in mirror fronted storage cupboard, radiator.

### **BEDROOM 2**

**4.59m (15'1") x 2.69m (8'10")**

Double glazed window to front, radiator.

### **BEDROOM 3**

**2.70m (8'10") x 2.52m (8'3")**

Double glazed window to side, radiator.

### **BATHROOM**

Also fully tiled and with modern three piece suite comprising bath with electric shower over, wash hand basin and WC. Radiator.

### **OUTSIDE**

#### **GARAGE**

With 'roll over' door.

#### **DRIVEWAY PARKING**

At the front of the bungalow there is a driveway providing excellent additional parking.

#### **TIMBER STUDIO/SUMMERHOUSE**

Tucked away in one corner of the rear garden, the building is insulated has double doors onto the garden, 2 windows and electric light and power connected.

#### **GREENHOUSE & 2 GARDEN SHEDS**

#### **DELIGHTFUL GARDENS**

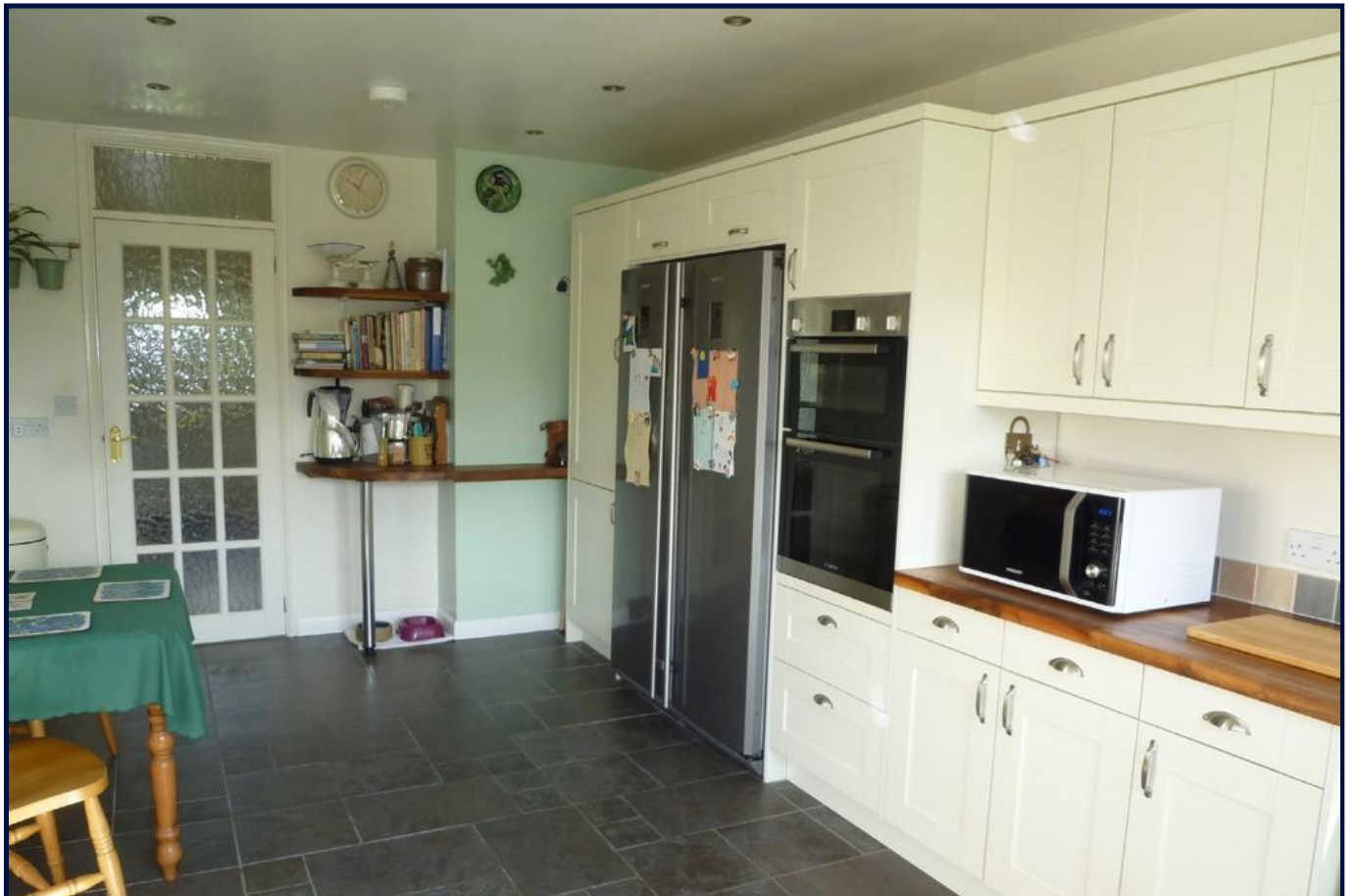
To the front the gardens are laid to lawn with well-established beds and borders. There is a particularly pleasant outlook onto a grassed area with views extending into the far end of the cul-de-sac. Gated paths at either side of the bungalow lead to the very attractive and fully enclosed rear gardens which are south facing and also laid to lawn with established borders together with an area of patio bound by a shallow retaining wall. Cold water tap.

#### **COUNCIL TAX AND LOCAL AUTHORITY**

Band D\* - £1521.79 pa (from April 2016). For further information please contact Wiltshire Council on 0300 456 0109.

\*Bandings for properties altered/extended since 1st April 1993 could be subject to review.





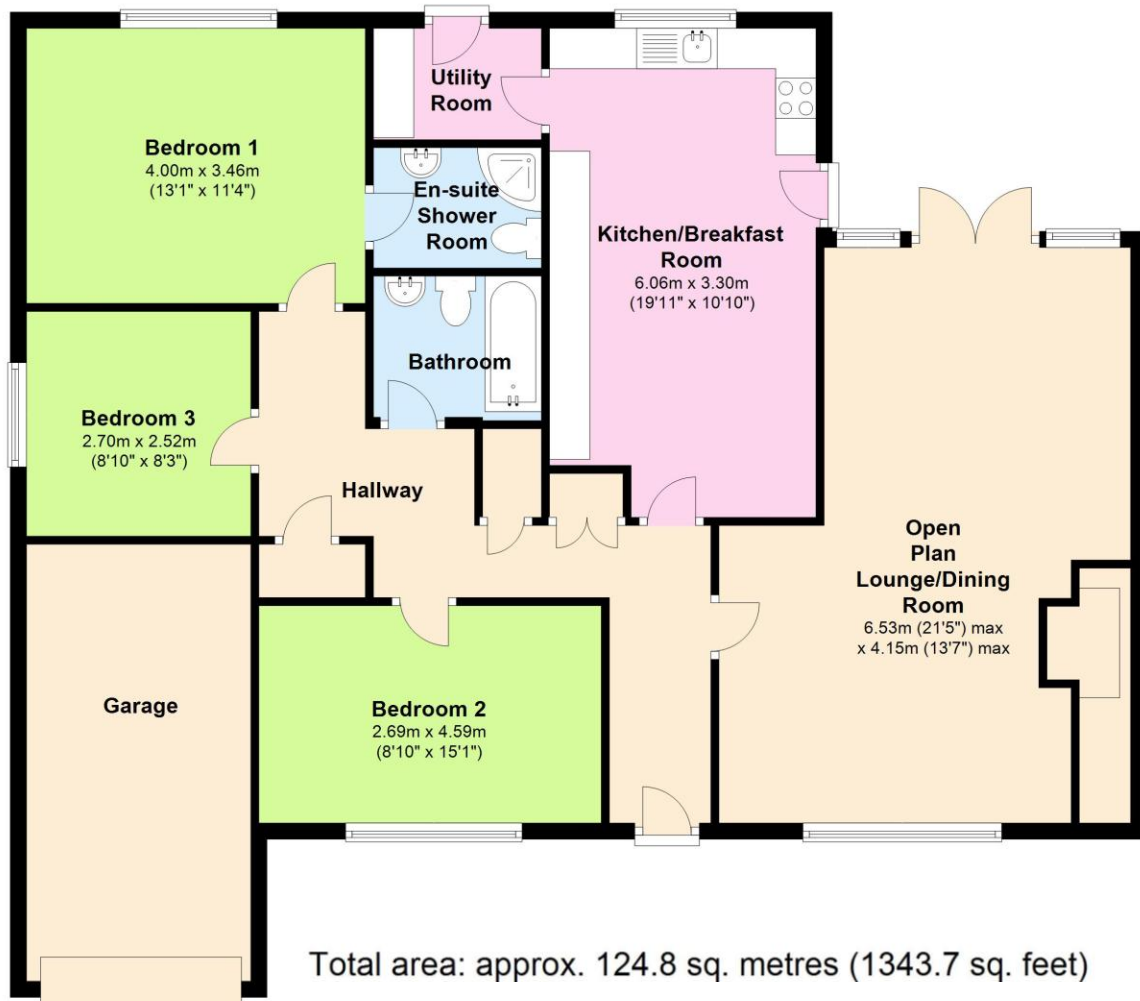




**NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY**

## Ground Floor

Approx. 124.8 sq. metres (1343.7 sq. feet)



Total area: approx. 124.8 sq. metres (1343.7 sq. feet)

**Note:** Money Laundering regulations 2007 – 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.

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