



DAVIES
& DAVIES

9 HILPERTON ROAD, TROWBRIDGE, BA14 7JL

£315,000

- DETACHED THREE BEDROOM HOME
- WELL PRESENTED THROUGHOUT
- UTILITY & DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- GENEROUS GARDEN
- GARAGE & PARKING
- CLOSE TO TOWN
- EPC RATING D

This surprisingly large three double bedroom home is found a short distance from the town centre and boasts a particularly generous rear garden. Presented to a great standard, the property also benefits from a conservatory, cloakroom and utility room. There is also a garage and parking to the rear.

Stepping through the front door you find an entrance hall with stairs to the first floor and doors to each of the key ground floor rooms. The dining room is lovely bright room with plenty of space for a table and chairs along with a side board or dresser. Double doors link the dining room to a stylish modern kitchen with wooden work surface and quartz effect tile splash back. A door leads to the utility with a vast selection of storage units and lots of additional work top. The living room is a fantastic size and boasts lots of natural light. A Jotul wood burning stove sits proudly in the fireplace whilst double doors lead into the conservatory. The conservatory is a useful extra room enjoying a pleasing view of the rear garden.

Heading upstairs you find three wonderfully proportioned bedrooms and a tasteful modern bathroom. The main bedroom is large dual aspect room with a great view of the gardens. Bedroom two is similar in size to the main bedroom and benefits from built in storage. The third bedroom is still a very good size and capable of taking a double bed.

There is a lawn garden to the front with a gated path to the front door. The rear garden is also laid to lawn and is a superb size. Accessed via the rear of the property you find driveway parking leading to a garage. The garage itself has power and links to the house via the utility.

DIRECTIONS

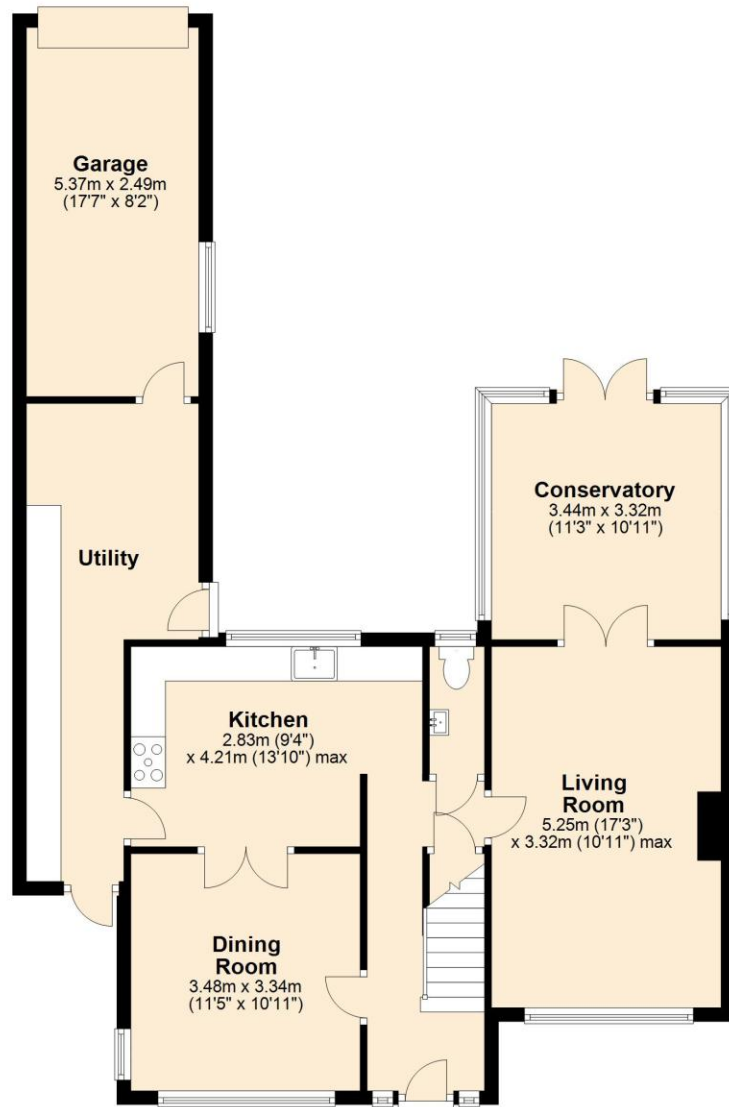
Heading towards Hilpertion along County Way (A361), you will arrive at the roundabout with Tesco Express. Take the third exit onto Hilpertion Road where the property will be on your left hand side by the bus stop. Please park on Stancomb Avenue which is a little further along Hilpertion Road on the left hand side.

COUNCIL TAX D* - £1,972.61 (from April 2020). For further information please contact Wiltshire Council on 0300 456 0109. *Properties altered/extended since 1st April 1993 could be subject to review.



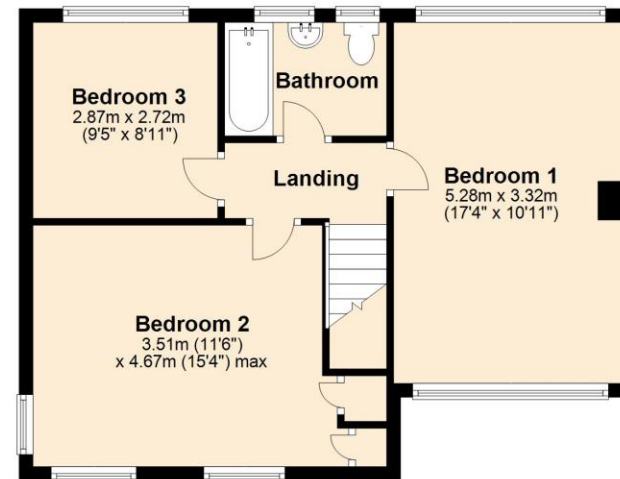
Ground Floor

Approx. 90.0 sq. metres (969.1 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



Total area: approx. 141.3 sq. metres (1521.0 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.

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