



## 39 Lacock Gardens

Hilperton Trowbridge BA14 7TF

A well-presented, four bedroom detached family located in a small cul-de-sac within the highly regarded Lacock Gardens development in the popular village of Hilperton close to schools, rugby club shop and pubs. Stand out features include two good sized reception rooms, upgraded kitchen/dining room with AEG appliances and granite work tops, refitted en suite shower room, double garage and good sized south-west facing private gardens. Viewing is highly recommended. Vendor suited with no onward chain.

**Offers Over £450,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite panelled door to the front. Radiator. Wood effect ceramic tiled flooring with under-floor heating. Coat hanging space. Fuse box. Stairs to the first floor with pop-out storage system under. Thermostat. Smoke alarm. Coving. Modern glazed, oak framed doors to kitchen and family room. Modern solid oak doors off and into:

### Refitted Cloakroom

Chrome towel radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect ceramic tiled flooring. Extractor fan. Mirror.

### Living Room

20'7 x 10'1 (6.27m x 3.07m)  
UPVC double glazed window to the front. Two radiators. Inset contemporary wood burner with slate hearth. Television point. Coving, UPVC double glazed sliding patio doors to the rear.

### Family Room

10'9 x 10'5 (3.28m x 3.18m)  
UPVC double glazed window to the front. Radiator. Coving.

### Kitchen/Dining Room

16'4 x 12'7 max (4.98m x 3.84m max)  
Two UPVC double glazed windows to the rear. Radiator. Extensive range of wall, base and drawer units with granite work surfaces and up-stands. Inset one and a half bowl sink unit with 'Perrin & Rowe' instant hot water mixer tap and engraved drainer. Built-in stainless steel AEG electric oven and four-ring induction hob with granite splash-back and extractor hood over. Integrated AEG microwave, wine fridge and dishwasher. Space for American style fridge/freezer. Breakfast bar. Space for dining table. Stone tiled effect flooring and inset ceiling spot-lights. UPVC double glazed door to the side. Oak door to the:



### Utility/Boot Room

14'0 x 4'8 (4.27m x 1.42m)

UPVC double glazed window to the front. Radiator. Wall mounted Glow Worm boiler. Extractor fan. Larder and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wood effect flooring. Access to loft space. UPVC double glazed door to the rear.

### FIRST FLOOR

#### Landing

Radiator. Coving. Access to part boarded loft space. Smoke alarm. Modern solid oak doors off and into: airing cupboard housing upgraded pressurised hot water tank and shelving.

#### Bedroom One

11'3 x 11'0 max (3.43m x 3.35m max)

UPVC double glazed window to the front. Radiator. Built-in triple wardrobe with sliding doors enclosing. Television point. Oak door to the:

#### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Anthracite towel radiator. Three piece white suite comprising slate effect work surfaces and splash-backs with cupboards under and inset sink, shower cubicle with rainfall shower, additional shower attachment and bi-fold doors enclosing; and w/c with enclosed cistern and dual push flush. , Illuminated mirrored medicine cabinet. Slate tiled effect flooring and inset ceiling spotlights. Extractor fan.

#### Bedroom Two

10'4 x 10'1 (3.15m x 3.07m)

UPVC double glazed window to the front. Radiator. Panelled doors to double wardrobe with hanging rail and shelving.

#### Bedroom Three

9'11 x 8'11 (3.02m x 2.72m)

UPVC double glazed window to the rear. Radiator. Built-in open double wardrobe with hanging rail and shelving. Coving.

### Bedroom Four

9'2 x 6'10 (2.79m x 2.08m)

UPVC double glazed window to the rear. Radiator. Coving. Panelled door to single wardrobe with hanging rail and shelving.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with marble tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with drawer under and w/c with dual push flush. Ceramic tiled flooring and inset ceiling spotlights. Extractor fan. Mirror.

### EXTERNALLY

#### To The Front

Entrance light. Sweeping double driveway providing off road parking for up to 4 vehicles. Areas laid to loose stone chippings. Electric vehicle charging point. Space for bins. Gas and electric meters.

#### To The Rear

Good sized enclosed, south-west facing garden comprising large Indian sandstone paved patio area to the immediate rear, area laid to lawn, additional Indian sandstone paved patio area and border with rose bushes. Children play area laid to recycled rubber with timber climbing set and slide. Storage area to the side with garden shed. Paved patio area to the rear of utility. External tap, contemporary lighting and power points. Paved path leading to gate to the front.

### Double Garage

17'10 x 16'8 (5.44m x 5.08m)

Two up and over doors to the front. Power and lighting, Eaves storage. UPVC double glazed door to the side.



Tenure **Freehold**  
Council Tax Band **E**  
EPC Rating **C**



Total area: approx. 143.9 sq. metres (1548.8 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.