



3 Pound Farm Close

Hilperton Marsh Trowbridge BA14 7PZ

A fantastic opportunity to purchase an individual, executive style, four bedroom detached family home finished to a high specification. Situated on a gated plot of approximately an acre, backing onto fields within the well regarded Hilperton Marsh. Features include stunning, beautifully tended gardens feature large areas laid to lawn with Japanese themed borders, sweeping gravel driveway providing plenty of parking and detached double garage. No onward chain, viewing is highly recommended.

Guide Price £700,000 Freehold



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Oak doors off and into: cupboard with light housing Worcester boiler, fuse box and water softener.

Study

9'9" x 8'8" (2.99 x 2.65)

UPVC double glazed windows to the front and side. Radiator. Coving. Telephone point.

Living Room

18'0" x 15'3" (5.51 x 4.67)

UPVC double glazed window to the front. Two radiators. Feature stone fireplace with living flame gas stove inset Television point. Coving. Double glazed sliding patio doors to the:

Conservatory

30'4" x 13'11" max (9.26 x 4.26 max)

UPVC double glazed and brick construction with French doors to the rear and tinted, self-cleaning glass roof. Tiled flooring and wall lights. Double glazed sliding patio doors to the:

Dining Room

17'7" x 10'9" max (5.37 x 3.29 max)
Radiator. Coving. Oak door to the entrance hall. Oak door to the:

Kitchen/Breakfast Room

15'4" x 11'10" (4.69 x 3.62)
UPVC double glazed windows to the front and rear. Radiator. Extensive range of wall, base and drawer units with marble work tops and splash-backs. Breakfast island unit with marble worktop. One and a half bowl sink drainer unit with mixer tap. Built-in high level double oven. Built-in five-ring gas hob with extractor hood over. Integrated dishwasher and fridge. Tiled flooring and coving. Oak door to the hall. Oak door to the:

Utility/Boot Room

14'6" x 9'8" (4.43 x 2.96)
UPVC double glazed windows to the front, rear and side. UPVC double glazed doors to the front and rear. Radiator. Range of base and drawer units with tiled splash-backs and rolled top work surface. Single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer and fridge. Tiled flooring and coving.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Pedestal wash hand basin with tiled splash-back and w/c.

FIRST FLOOR

Galleried Landing

High level windows providing natural light from bedroom three. Radiator. Coving. Oak doors off and into: airing cupboard housing hot water tank, heating controls and shelving.

Bedroom One

15'3" x 11'10" (4.67 x 3.62)
UPVC double glazed windows to the front and rear. Radiator. Coving. Built-in double wardrobe with bi-fold doors enclosing. Oak door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin and w/c. Built-in cupboards and drawers with granite worktops.

Bedroom Two

15'4" x 9'6" (4.68 x 2.92)
UPVC double glazed windows to the front and rear. Radiator. Coving. Built-in double wardrobe with bi-fold doors enclosing.

Bedroom Three

11'5" x 10'9" (3.49 x 3.29)
UPVC double glazed window to the rear. Radiator. Coving. Built-in double wardrobe with bi-fold doors enclosing.





Bedroom Four

9'10" x 8'7" (3.00 x 2.62)

UPVC double glazed windows to the front and side. Radiator. Built-in single wardrobe with bi-fold doors enclosing. Access to loft space. Coving.

Family Bathroom

Obscured UPVC double glazed windows to the front and side. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower mixer tap and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point and light.



EXTERNALLY

To The Front

Five-bar gate leading to sweeping gravel driveway providing off road parking for several vehicles. Ornamental slate chipping border with shrubs. Paved area to the front of entrance door. Gravel area to the front and side with paved pathways leading to the utility/boot room, garage and around to the rear. Storage area to rear of garage. External tap. Well stocked borders with a variety of plants, trees and shrubs.



Gardens

Extensive landscaped gardens backing onto fields comprising paved patio area to the immediate rear, ornamental area laid to slate chippings with a variety of plants, trees and shrubs, extremely large area laid to lawn with mature trees; and additional ornamental area laid to slate chippings with pergola and variety of plants, trees and shrubs. Japanese style garden area laid to stone chippings and pebbles with feature dried riverbed and bridge, covered seat and a plants, trees and shrubs Hardstanding with shed. External tap. All enclosed by closed board fencing and wire fencing affording you views over open fields.

Double Garage

19'4" x 18'10" (5.90 x 5.75)

Two electric roller doors to the front. Power and lighting. Eaves storage. UPVC double glazed window and door to the side.

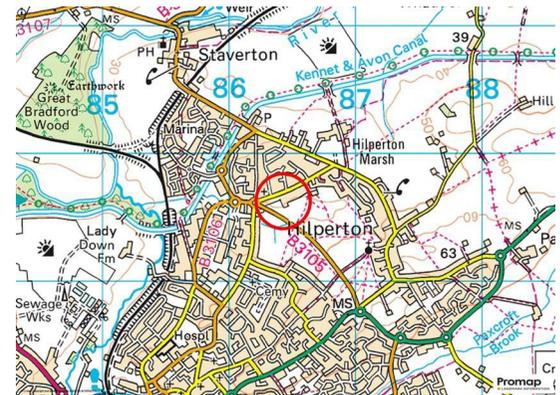
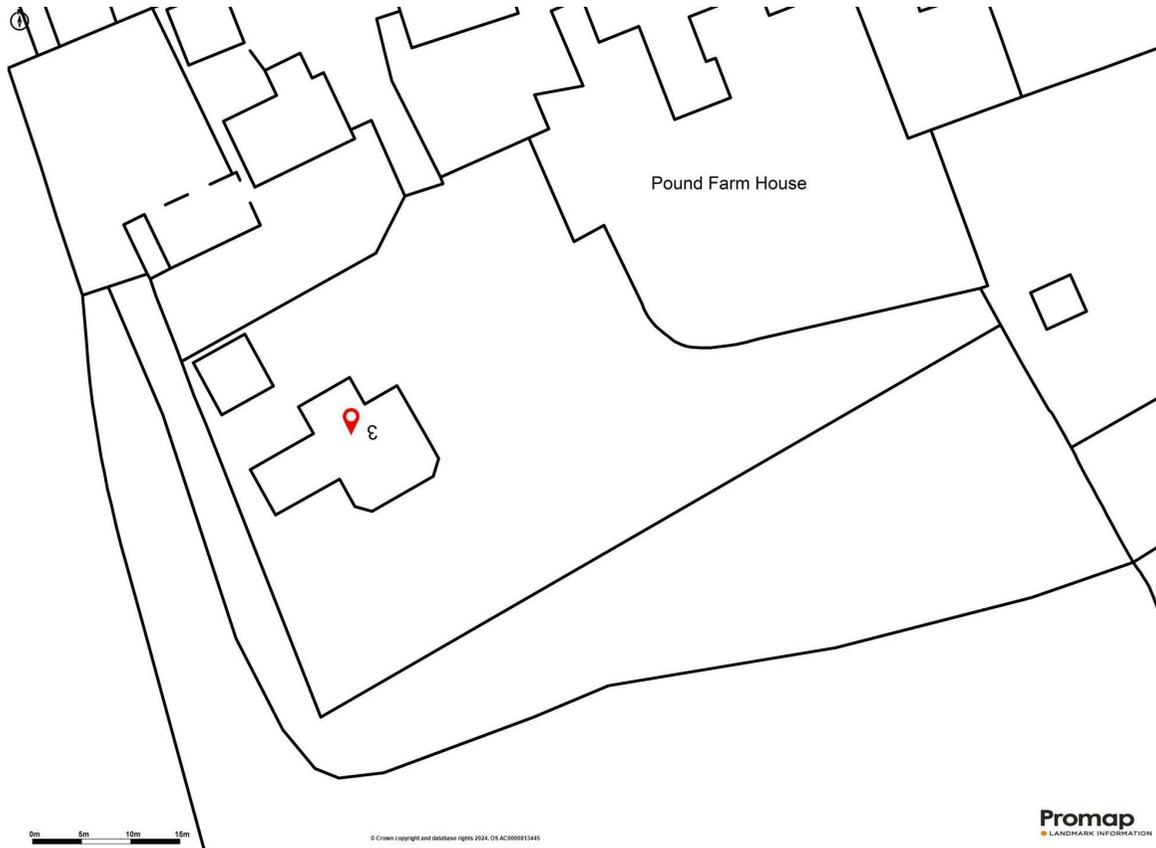






Total area: approx. 251.5 sq. metres (2707.1 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **G**
EPC Rating **C**



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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.