



## 5 Hanewell Rise Hilpertown Trowbridge BA14 7UA

- Immaculately Presented & Updated Detached Executive Home
- Three Reception Rooms
- Refitted Utility, Refitted Cloakroom & Refitted Bathroom
- UPVC Double Glazing & Gas Central Heating
- Double Garage & Driveway Providing Parking
- Highly Regarded Cul de Sac in Popular Village
- Refitted Kitchen/Breakfast/Family Room
- Four Double Bedrooms - Two with Refitted En Suite Shower Rooms
- Good Sized Enclosed Garden with Private Aspect
- Vendor Suited - Viewing Highly Recommended

**Guide Price £625,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Composite double glazed door to the front with side panel window. Mat-well. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Alarm control panel. Oak flooring and coving. Part glazed double doors to the living room. Part glazed doors to the dining room and kitchen. Panelled doors off and into:

### Office

10'7 x 6'4 (3.23m x 1.93m)

UPVC double glazed window to the front. Radiator. Coving. Telephone point.

### Living Room

16'4 x 16'0 into bay (4.98m x 4.88m into bay)

UPVC double glazed bay window to the front. Radiator. Feature fireplace with wood mantle, marble surrounds and gas fire inset. Television point. Carbon monoxide alarm.

### Dining Room

12'6 x 10'3 (3.81m x 3.12m)

UPVC double glazed French doors to the rear. Radiator. Coving.

### Refitted Kitchen/Breakfast/Family Room

#### Kitchen Area

13'1 x 12'6 max (3.99m x 3.81m max)

UPVC double glazed window to the rear. Anthracite towel radiator. Range of modern wall, base and drawer units with marble effect work surfaces and splash-backs. Single sink drainer unit with mixer tap. Range Master cooker with marble splash-back and Range Master extractor over. Integrated dishwasher and fridge/freezer. Tiled flooring and coving. Panelled door to the utility. Open plan to the:

#### Breakfast/Family Area

11'4 x 9'0 into bay (3.45m x 2.74m into bay)

UPVC double glazed bay window to the rear. Anthracite radiator. Oak flooring and coving.



### Refitted Utility Room

7'11 x 5'2 (2.41m x 1.57m)

UPVC double glazed door to the side. Anthracite radiator. Modern wall, base and drawer units with marble effect work surfaces and splash-backs. Single sink drainer unit with mixer tap. Integrated washing machine. Cupboard housing boiler. Heating controls. Tiled flooring. Fuse box. Extractor fan.

### Refitted Cloakroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Oak flooring.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Radiator. Balustrade. Access to part boarded loft with light and 300mm insulation. Coving. Smoke alarm. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

### Bedroom One

14'4 x 13'2 (4.37m x 4.01m)

UPVC double glazed window to the front. Radiator. Built-in run of wardrobes and drawers. Coving. Television point. Panelled door to the:

### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains shower and glass screen enclosing, wash hand basin with cupboards under and w/c with enclosed cistern, Oak flooring. Extractor fan. Shaving point. Illuminated mirror.

### Bedroom Two

12'5 x 9'10 min (3.78m x 3.00m min)

UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes and drawers. Coving. Television point. Panelled door to the:

### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with

mains shower and glass door enclosing, wash hand basin with cupboards under and w/c with dual push flush. Oak flooring. Extractor fan. Shaving point. Mirror.

### Bedroom Three

12'5 x 10'2 (3.78m x 3.10m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding doors enclosing. Coving. Television point.

### Bedroom Four

9'2 x 9'2 (2.79m x 2.79m)

UPVC double glazed window to the rear. Radiator. Coving.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mixer shower and glass screen enclosing, wash hand basin with cupboards under and w/c with enclosed cistern, Oak flooring. Extractor fan. Shaving point. Mirror.

## EXTERNALLY

### To The Front

Paved path to the front door with entrance light. Gravel borders with a variety of plants and shrubs. Additional borders with a variety of plants, trees and shrubs. Shared driveway leading to driveway for several vehicles. Gated side pedestrian access to the rear.

### To The Rear & Side

Good sized enclosed garden with private aspect comprising large paved patio area to the immediate rear, area laid to lawn, mixed borders with a variety of plants, trees and shrubs; and decked area with balustrade. To The side is a large gravel area with raised vegetable beds and greenhouse. Paved storage area to the rear of the garage with shed. External lights and tap. All enclosed by fencing.

### Double Garage

17'8 x 17'7 (5.38m x 5.36m)

Two up and over doors to the front. Power and lighting. UPVC double glazed window to the rear. Part boarded eaves storage. Panelled door to the side.

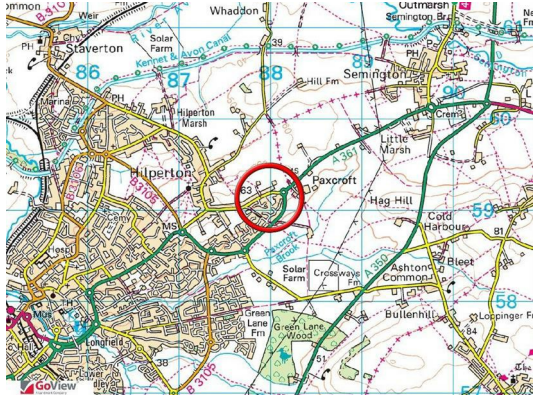
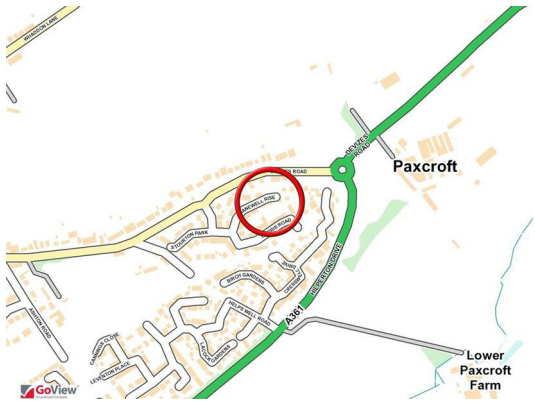




Tenure **Freehold**  
Council Tax Band **F**  
EPC Rating **C**



Total area: approx. 191.4 sq. metres (2059.7 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.