



**KINGSTONS**



## 24 St Marys Close

Hilperton BA14 7PW

A well presented and updated three bedroom semi-detached family home situated in a cul de sac location within the highly regarded Hilperton Marsh area close to historic canal, popular garden centre

& cafe, shop, bus route and primary school. Accommodation comprises entrance hall, living room, refitted kitchen/dining room with integrated appliances, family room with French doors onto gardens,

refitted 'Loo-Tility', three bedrooms and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, good sized enclosed garden with private aspect, garage and driveway providing off road parking. Early viewing is highly recommended and properties in this area always prove popular. Vendor suited.

**Offers Over £310,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the front with side panel window. UPVC double glazed window to the side. Radiator. Meter cupboard. Herringbone wood effect vinyl flooring. Stairs to the first floor. Panelled door to the:

### Living Room

13'12" x 13'1" max (4.26 x 4.00 max)  
UPVC double glazed window to the front. Vertical radiator. Chimney breast with contemporary electric fire inset and high level recess for television. Built-in cupboard with shelving over. Door to under-stairs storage cupboard. Herringbone wood effect vinyl flooring, decorative wall panelling, wall lights and inset ceiling spotlight. Door to the:

### Refitted Kitchen/Dining Room

16'7" x 9'5" (5.05 x 2.86)  
UPVC double glazed window to the side. Radiator. Extensive range of shaker style wall, base, drawer, bin and larders units with marble effect square edge work surfaces. Inset ceramic single sink drainer unit with mixer tap. Built-in electric hob with herringbone tiled splash-back and stainless steel extractor hood over. Built-in high level electric fan oven. Integrated dishwasher and fridge/freezer. Space for microwave. Dining area with built-in bench seating and space for table. Herringbone wood effect vinyl flooring and inset ceiling spotlights.

### Family Room

8'8" x 8'2" (2.65 x 2.50)  
UPVC double glazed French doors to the rear. Vertical radiator. Herringbone wood effect vinyl flooring and inset ceiling spotlights.

### **Refitted Loo-Tility**

8'1" x 4'2" (2.46 x 1.27)

Obscured UPVC double glazed window to the rear. Radiator. Two white suite comprising wall hung wash hand basin and w/c with enclosed cistern and dual push flush. Laminate work surface. Plumbing for washing machine. Space for dryer. Wall mounted cupboard. Wood effect flooring and part panelled walls. Extractor fan.

### **FIRST FLOOR**

#### **Landing**

Obscured UPVC double glazed window to the side. Balustrade. Access to part boarded loft space with ladder, light and gas fired boiler. Smoke alarm. Panelled doors off and into:

#### **Bedroom One**

12'2" x 9' (3.72 x 2.75)

UPVC double glazed window to the front. Radiator. Built-in single wardrobe with hanging rails and shelving and built-in double wardrobe with shelving. Television point.

#### **Bedroom Two**

9'8" x 8'12" (2.94 x 2.74)

UPVC double glazed window to the rear. Radiator. Built-in single wardrobe with hanging rail and shelving. Airing cupboard housing hot water tank.

#### **Bedroom Three**

8'10" x 6'11" max (2.68 x 2.12 max)

UPVC double glazed window to the rear. Radiator. Built-in single wardrobe with hanging rail and shelving, and cupboard over. Wood effect vinyl flooring and decorative panelling to walls.

#### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower end panelled bath with rain-fall shower over, additional shower attachment

and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights.

### **EXTERNALLY**

#### **To The Front**

Driveway providing off road parking. Mixed border with a variety of plants and shrubs.

#### **To The Rear**

Good sized enclosed garden comprising paved patio area to the immediate rear, area laid to lawn, well stocked borders with a variety of plants, trees and shrubs; and additional paved patio area. Garden shed. Outside tap and light. All enclosed by fencing and walling.

#### **Garage**

16'6" x 8'2" (5.04 x 2.50)

Up and over door to the front. Window to the rear. Personal door to the side. Power and lighting. Work bench.

#### **AGENTS NOTE:**

The up and over door and personal door in the garage need replacing.



Tenure **Freehold**  
Council Tax Band **C**  
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.

