



KINGSTONS



81 Lacock Gardens Hilperton Trowbridge BA14 7TG

A well presented, extended and improved detached family home situated in a private cul-de-sac within the highly regarded Lacock Gardens development in the village of Hilperton. The spacious interior boasts a 22ft living room with feature dual fuel log burner, gas central heating, UPVC double glazing, conservatory, 2nd living room/dining room with French doors leading onto garden, kitchen/breakfast room, utility room, 4 good sized bedrooms, all with built in wardrobes, refitted ensuite and refitted family bathroom. A unique feature to this property is the converted double garage to an Annexe which includes a modern fitted kitchen, double bedroom and large wet room/wc. This property would ideally suit a multi-generational family or the Annexe could provide space to run a small business from home. External features include South West facing landscaped gardens with private aspect, external walk-in store room and parking for 3 vehicles. Viewing highly recommended.

Guide Price £495,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed window and door to the front. Radiator. Wood effect flooring. Stairs to the first floor with cupboard under. Panelled doors off and into:

Cloakroom

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

Living Room

22' x 11'6" (6.71 x 3.51)
UPVC double glazed window to the front. 2 radiators. Feature stone fireplace with dual fuel log burner. Television Point. Carbon monoxide sensor. Glazed double doors to the 2nd living/dining room. UPVC double glazed patio doors to the:

Conservatory

13'6" x 10'2" (4.12 x 3.09)
UPVC double glazed and brick construction with French doors leading to garden. 2 radiators. Tiled flooring.

2nd Living Room/Dining Room

12'10" x 9'0" (3.91 x 2.74)
UPVC double glazed windows and French doors leading to the garden. 2 radiators. Television point. Glazed double doors into main living room.

Kitchen/Breakfast Room

15'7" x 11'10" max (4.75 x 3.61 max)
UPVC double glazed windows to the rear. Radiator. Extensive range of wall and base mounted units with solid oak worktops and tiled splashbacks. Inset 1 1/2 bowl sink unit with mixer tap. Water softener system. 1000mm Stoves Range cooker with extractor hood over. Integrated dishwasher, fridge and freezer. Oak breakfast bar. Tiled flooring. Smoke alarm and carbon monoxide sensor.



Utility Room

7'9" x 5'2" (2.36 x 1.57)

Ladder radiator. Selection of wall and base mounted units with oak worktops and tiled splashbacks. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer or second fridge. Wall mounted Valiant boiler. Tiled flooring. Access to loft space. Obscured UPVC double glazed door to side of house.

ANNEXE

Kitchen

16' x 7'7" max (4.88 x 2.30 max)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with coloured glass splash-backs and wood effect work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Space for under counter fridge. Space for small table. Wood effect flooring. Panelled door to the:

Bedroom

9'11" x 8'5" (3.02 x 2.56)

UPVC double glazed window to the front. Radiator. Television point. Hive controls. Smoke alarm. Panelled door to the:

Wet Room

High level chrome towel radiator. White suite with fully tiled surrounds comprising shower area with shower over additional shower attachment and Mira controls, pedestal wash hand basin and w/c with dual push flush. Sealed floor. Extractor fan.

FIRST FLOOR

Landing

Radiator. Access to loft space. Smoke alarm. Panelled doors off and into: double airing cupboard housing pressurised hot water tank.

Bedroom One

12'8" x 11'5" max (3.86 x 3.48 max)

UPVC double glazed window to the front. Radiator. Three built-in double wardrobes with panelled doors enclosing. 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 fully tiled surrounds comprising shower cubicle with shower, door enclosing and Mira external controls, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring and wall light. Shaving point. Extractor fan.

Bedroom Two

11'9" x 10'9" (3.58 x 3.28)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with panelled doors enclosing. High level television point and bracket.

Bedroom Three

9'7" x 8'2" (2.92 x 2.49)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing. High level television point and bracket.

Bedroom Four

9'0" x 8'7" (2.74 x 2.62)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing. High level television point and bracket. Internet point.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising shower end panelled bath with shower over, shower mixer tap, glass screen enclosing and external Mira controls, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door and entrance light. Area laid to lawn with tree and borders with a variety of plants and shrubs. Triple driveway providing parking for 3 vehicles. Gated side pedestrian access leading to the rear. Outside tap and double weather proof electrical socket.

To The Rear

Good sized, well tended, enclosed landscaped garden with private south-west facing aspect comprising paved patio area to the immediate rear with gravel border, large area laid to lawn and well stocked, established borders with a variety of plants, trees and shrubs. Outside tap and lights. Large garden shed. Storage area to side. Gas and electric meters. UPVC double glazed door to 6ft x 6ft store room with power, light and shelving. All enclosed by fencing.



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



Total area: approx. 159.9 sq. metres (1721.1 sq. feet)




KINGSTONS
 Trowbridge Office

5C-5D Fore Street, Wiltshire,
 BA14 8HD

Contact

01225 777720
 sales@kingstonstrowbridge.co.uk
 kingstonstrowbridge.co.uk

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.