



## 206 Devizes Road

Hilperton Trowbridge BA14 7QP

- Extensive Programme of Refurbishment Works (see full particulars for details)
- Two Large Reception Rooms with Fireplaces
- Four Double Bedrooms
- New Hard Flooring & Carpets
- Cobble Driveway for Two Vehicles
- Large Kitchen/Family room with Bi-fold Doors, Island unit & Integrated Appliances
- Cloakroom & Utility Room
- En Suite Shower Room & Family Bathroom
- Sound Insulation Between Adjoining Property
- Good Sized Landscaped Gardens

**Offers Over £575,000**





#### **Entrance Hall**

Hard wood panelled door to the front with transom window over. Mat-well. Radiator. Coat hanging space. Mosaic tiled flooring and coving. Stairs to the first floor with exposed wood balustrade and panelling. Under stairs cupboard with automatic light, pressurised hot water tank, heating controls, telephone point and hub for the ethernet wiring for the property. Cupboard housing fuse box and electric meter. Smoke alarm. Original pine panelled doors off.

#### **Living Room**

14'8" x 14'2" (4.48 x 4.32)

Two UPVC double glazed sash windows to the front with stone mullion. Radiator. Feature fireplace with wood mantle, slate hearth and gas stove inset. Picture rail, coving and ceiling rose. Ethernet and television points. UPVC double glazed door to the side.

#### **Drawing Room**

15'8" x 11'4" max (4.78 x 3.46 max)

Two UPVC double glazed sash windows to the front with stone mullion. Radiator. Feature fireplace with wood mantle, slate hearth and gas stove inset. Dado rail. Internal window to the kitchen.

#### **Inner Hall**

Coat hanging space. Wood effect flooring. Original pine panelled door to the utility. Archway to the:

#### **Kitchen/Family/Dining Room**

28'4" x 17'2" max (8.64m x 5.23m max)

#### **Kitchen Area**

Double glazed Bi-fold doors to the side leading onto garden. Large double glazed atrium roof light. Contemporary vertical radiator. Extensive range of Shaker style wall, base, drawer and larder units with solid wood work surfaces. Island unit with granite work top, inset stainless steel Franke one and a half bowl sink unit with mixer tap and engraved drainer; and breakfast bar. Built-in high level Bosch electric oven and combination microwave oven. Built-in Kenwood stainless steel five-ring gas hob with extractor hood over. Integrated appliances including fridge/freezer and dishwasher. Wood effect flooring and inset ceiling spotlights.

#### **Family/Dining Area**

Large double glazed atrium roof light. Radiator. Built-in cupboard with shelving over. Wood effect flooring and inset ceiling spotlights. Ethernet and television points.



### Utility Room

7'8" x 5'5" (2.36 x 1.66)

Wall and base mounted units with work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Larder cupboard housing Vaillant boiler. Wood effect flooring. Original pine panelled door to the:

### Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

### FIRST FLOOR

#### Landing

Stairs to the second floor with cupboard under accessed off stairs. Smoke alarm. Panelled doors off and into:

#### Bedroom One

Two UPVC double glazed sash windows to the front with stone mullion. UPVC double glazed sash window to the side. Radiator. Feature cast iron fireplace with wood mantle. Door to the:

#### En Suite Shower Room

Obscured UPVC double glazed sash window to the front with fitted blind. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, wash hand basin with cupboard under and w/c. Wood effect vinyl flooring and inset LED spotlights. Extractor fan. Mirrored medicine cabinet.

#### Bedroom Two

15'3" x 11'4" max (4.66 x 3.46 max)

Two UPVC double glazed sash windows to the front with stone mullion. Radiator.

#### Family Bathroom

Obscured UPVC double glazed window to the rear with fitted blind. Chrome towel radiator. Three piece white suite, part tiled around mains shower, panelled end bath and shower screen, pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan.

### SECOND FLOOR

#### Landing

UPVC double glazed window to the rear. Balustrade. Smoke alarm. Oak doors off.

### Bedroom Three

12'6" x 11'7" (3.82 x 3.54)

UPVC double glazed windows to the rear and side. Radiator. Access to eave storage. Recess with hanging rail and shelf. Television and ethernet points.

### Bedroom Four

11'7" x 9'11" max (3.54 x 3.04 max)

UPVC double glazed windows to the rear and side. Radiator. Access to eave storage. Built-in cupboard. Recess with hanging rail and shelf. Television and ethernet points.

### EXTERNALLY

#### To The Front

Gate and steps leading to the front door with entrance light. Areas laid to lawn with well stocked borders and hedgerow. Indian sandstone path leading around to the garden and down to gate leading to large cobbled driveway enclosed by stone and redbrick walling with raised beds, space for bins. Wiring provision for EV charger.

#### To The Rear

Good sized landscaped gardens comprising large Indian sandstone patio area with retaining wall enclosing, steps up to large area laid to lawn, cobbled seating area, borders with a variety of plants, trees and shrubs; and pond with plants and shrubs enclosing, vegetable garden area with cobbled pathways and raised beds enclosed by cut sleepers. Garden shed. External power points and tap. Partially enclosed by fencing.

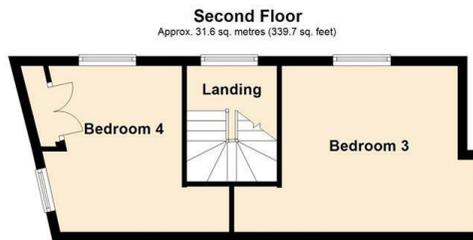
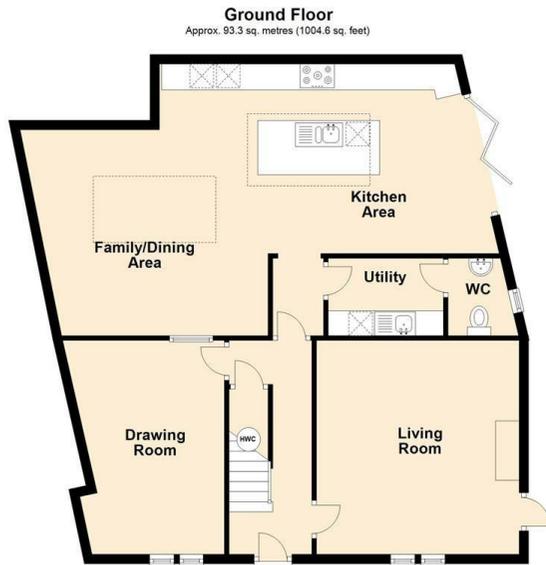
#### AGENTS NOTE:

Within the last year the property has benefited from a program of refurbishment works which included:

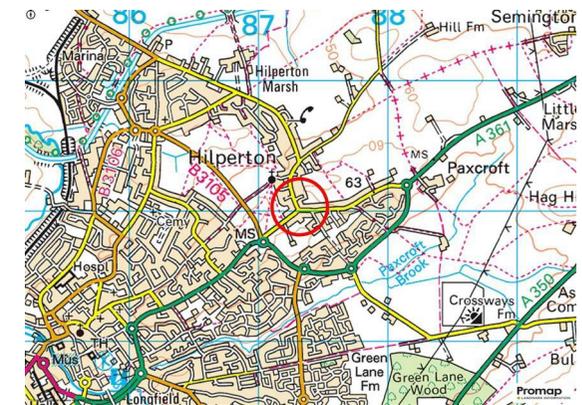
- 1) New kitchen extension
- 2) New roof and rear dormer
- 3) Complete electrical rewire
- 4) New pressurised hot water tank, gas central heating system & plumbing throughout the entire property
- 5) Extensive re-plastering
- 6) Extended & re-laid driveway
- 7) Remodelled & upgraded gardens
- 8) New carpeting & redecoration throughout
- 9) UPVC double glazed sash windows
- 10) New cloakroom, en suite & bathroom
- 11) Significant sound insulation to all adjoining walls



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



Total area: approx. 171.9 sq. metres (1850.2 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.