



## 18 Millards Close

Hilperton Marsh Trowbridge BA14 7UN

A well presented, spacious and extended four bedroom detached family home situated in a popular cul-de-sac location in the Hilperton Marsh area of Trowbridge close to the K&A canal, garden centre/café, post office/shop and well regarded primary school. Viewing highly recommended. Accommodation comprises entrance hall, cloakroom, living room, kitchen/dining room, family room, bathroom and master bedroom with walk-in wardrobe and en suite shower room. Benefits include UPVC double glazing, gas central heating with replacement boiler (2024), private enclosed garden, garage and driveway providing off road parking for two vehicles.

**Guide Price £350,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Composite double glazed composite door to the front. UPVC double glazed window to the front. Radiator. Stone tiled flooring. Telephone point. Smoke alarm. Stairs to the first floor with small cupboard under. Doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising corner wash hand basin with tiled splash-backs and w/c with dual push flush. Stone tiled flooring. Fuse box.

### Living Room

17'0" x 11'0" (5.18 x 3.35)  
UPVC double glazed bay window to the front. Two radiators. Feature stone fireplace with living flame gas fire inset. Television and telephone points.

### Kitchen/Dining Room

17'7" x 12'0" (5.36 x 3.66)  
UPVC double glazed window to the rear. Radiator. Extensive range of shaker style wall, base, drawer and larder units with tiled surrounds, under cupboard lighting and solid oak work surfaces. Belfast sink unit with mixer tap. Stainless steel range cooker with stainless steel extractor hood over. Integrated appliances including dishwasher, fridge/freezer, wine fridge and washing machine. Breakfast bar. Space for dining table. Stone tiled flooring and inset ceiling spotlights. Panelled door to the hall. Opening to the:

### Family Room

8'8" x 5'10" (2.64 x 1.78)  
UPVC double glazed French doors to the rear. Double glazed Velux roof window. Stone tiled flooring with under-floor heating. Television point. Wall light.

**FIRST FLOOR Landing**  
 UPVC double glazed window to the side. Airing cupboard housing hot water tank and cupboard housing boiler - fitted 2024 and serviced yearly. Smoke alarm and carbon monoxide alarm. Doors off and into: Inner Landing with UPVC double glazed window to the front and stairs to the master bedroom.

**Bedroom Two**  
 11'5" x 9'3" (3.48 x 2.82)  
 UPVC double glazed window to the front. Radiator.

**Bedroom Three**  
 10'7" x 10'6" (3.23 x 3.20)  
 UPVC double glazed window to the rear. Radiator.

**Bedroom Four**  
 10'7" x 7'0" max (3.23 x 2.13 max)  
 UPVC double glazed window to the rear. Radiator.

**Family Bathroom**  
 Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Shaving point and extractor fan.

**SECOND FLOOR**

**Bedroom One**  
 17'10" x 13'6" (5.44 x 4.11)  
 UPVC double glazed window to the front. Radiator. Double doors to large walk-in wardrobe with access to eaves storage. Access to loft space. Smoke alarm. Door to the:

**En Suite Shower Room**  
 Double glazed Velux window to the rear.

Radiator. Three piece white suite with part aqua board surrounds comprising double walk-in shower cubicle with mains shower and doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring. Shaving point and extractor fan.

**EXTERNALLY**

**To The Front**  
 Storm porch over front door and entrance light. Area laid to lawn and hedgerow. Driveway providing off road parking for two vehicles. Gated side pedestrian access to the rear.

**To The Rear**  
 Enclosed private low maintenance landscaped rear garden comprising large paved patio area to the rear, decked area and mixed borders with a variety of plants, trees and shrubs. Outside tap, power point and light. Gravel area to the side providing storage. Enclosed by fencing and walling with gated side pedestrian access.

**Garage & Driveway**  
 Up and over door to the front. Power and lighting. Eaves storage. Fuse box. Tandem driveway to the front providing off road parking for two vehicles.







Tenure **Freehold**  
Council Tax Band **D**  
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.

