



## 6 Walmesley Chase

Hilpertown Trowbridge BA14 7HY

- Deceptively Spacious Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Cloakroom & Bathroom
- Gas Central Heating
- 20ft Garage & Driveway
- Popular Development Close to Parkland, Shops, Pub & Primary School
- Fitted Kitchen
- UPVC Double Glazing
- Large West Facing Garden
- No Onward Chain

**Offers Over £275,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece suite comprising corner wash hand basin and w/c.

### Living Room

14'10 x 12'8 (4.52m x 3.86m)  
UPVC double glazed window to the front. Two radiators. Feature fireplace with electric fire. Television and telephone points. Double doors to the:

### Dining Room

10'7 x 8'7 (3.23m x 2.62m)  
Double glazed French doors to the rear. Radiator. Wood effect flooring. Door to under stairs storage cupboard. Door to the:



## Kitchen

10'7 x 7'5 (3.23m x 2.26m)  
UPVC double glazed window to the rear. Kick space heater. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Built-in electric oven and four-ring gas hob with extractor hood over. Washing machine, dishwasher and fridge/freezer included. Enclosed boiler. Vinyl flooring.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing hot water tank.

### Bedroom One

11'4 x 9'8 (3.45m x 2.95m)  
UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes.

### Bedroom Two

12'1 x 8'0 (3.68m x 2.44m)  
UPVC double glazed window to the front. Radiator.

### Bedroom Three

9'3 x 7'7 (2.82m x 2.31m)  
UPVC double glazed window to the front. Radiator. Built-in cupboard.

## Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower over, wash hand basin and w/c. Vinyl flooring.

## EXTERNALLY

### To The Front

Entrance light. Area laid to loose stone chippings. Driveway providing off road parking. Gated side pedestrian access to the rear.

### To The Rear

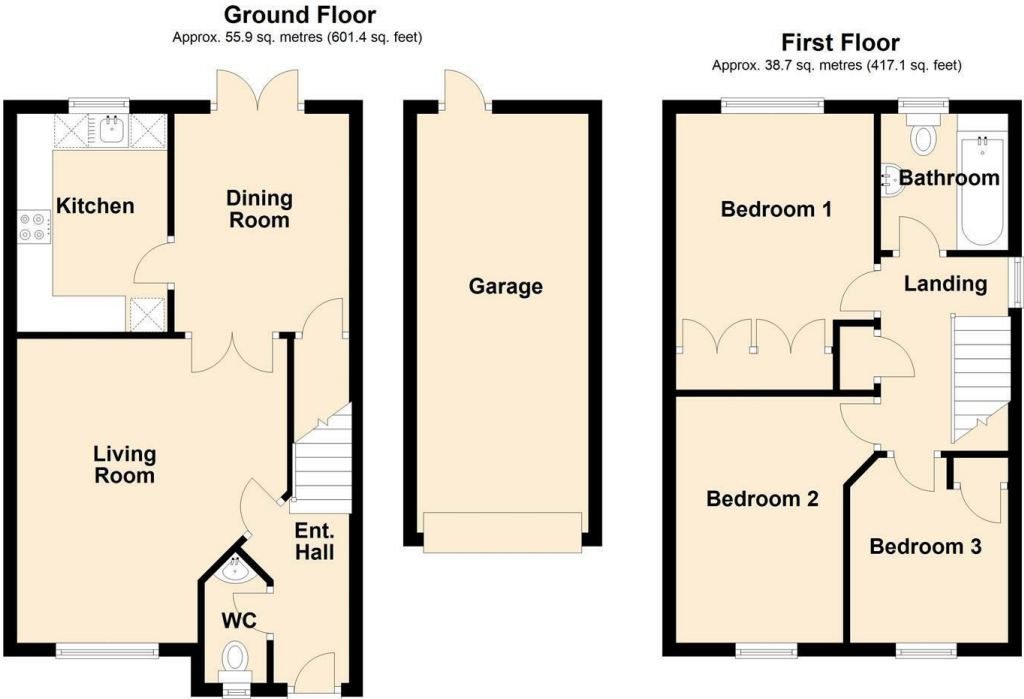
Large west facing rear garden comprising paved patio area to the immediate rear, area mainly laid to lawn and a variety of plants, trees and shrubs. Outside tap. Enclosed by fencing and walling.

### Garage

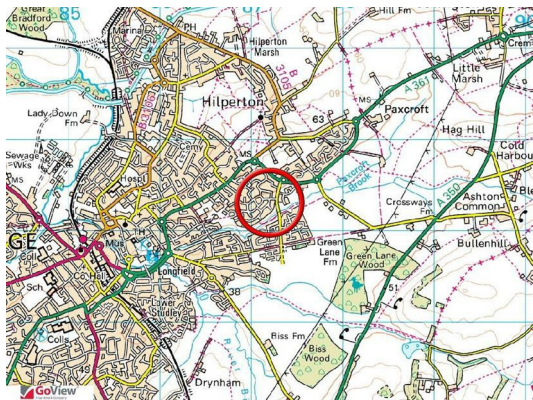
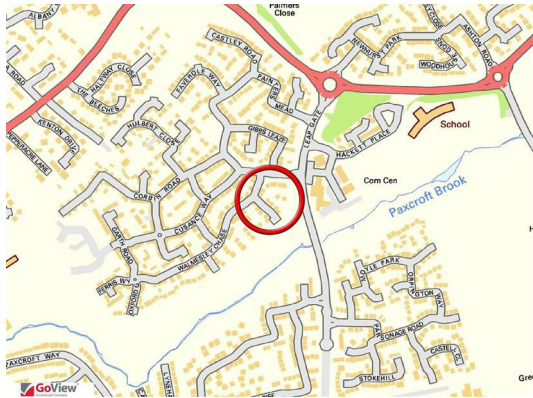
20'6 x 8'4 (6.25m x 2.54m)  
Up and over door to the front. Eaves storage. Power and lighting. Personal door to the rear.



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



Total area: approx. 94.6 sq. metres (1018.5 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.