



191 Devizes Road

Hilperton Trowbridge BA14 7QR

A beautifully presented four bedroom 1930s detached house, situated on a large plot, boasting an elevated position on the highly regarded Devizes Road, within the desirable village of Hilperton backing onto to fields. This extended, spacious family home finished to a high specification features a dining room, office/family room, large modern fitted kitchen/breakfast room with integrated appliances and French doors onto gardens, large living room with contemporary stove, sun room with Atrium window, utility room, cloakroom, four DOUBLE bedrooms, refitted family bathroom and en suite bathroom. To the rear is a stunning well-tended private garden with workshop, summer house/gym and decked area with contemporary gazebo. Benefits include UPVC double glazing, gas central heating, FREEHOLD solar panels, garage and driveway for several vehicles.

Offers Over £750,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, double glazed door to the front. Radiator. Stairs to the first floor with pull-out storage drawer under. Parquet effect wood flooring, panelling and picture rail. Hive heating controls. Doors off and into:

Cloakroom

Two piece white suite comprising wash hand basin with tiled splash-back and w/c with enclosed cistern and dual push flush. Parquet effect wood flooring. Storage cupboard. Extractor fan. Meter cupboard.

Office/Family Room

10'9" x 10'7" (3.30 x 3.25)
UPVC double glazed window to the front with fitted shutters. Radiator. Picture rail and inset ceiling spotlights.

Dining Room

13'8" x 10'11" (4.17 x 3.33)
UPVC double glazed window to the front. Radiator. Feature open fireplace with wood mantel and slate hearth. Wood flooring and picture rail. Glazed door to the:

Living Room

13'2" x 11'7" (4.02 x 3.55)
Radiator. Wood burner with slate effect hearth. Wood flooring and picture rail. Television point. Glazed double doors to the kitchen/breakfast room. Open plan to the:

Sun Room

11'11" x 11'5" (3.65 x 3.50)
Large double glazed atrium roof window. UPVC double glazed window to the rear. UPVC double glazed sliding patio doors to the side. Radiator. Wood flooring, picture rail and inset ceiling spotlights.

Kitchen/Breakfast Room

21'5" x 14'7" (6.55 x 4.45)
UPVC double glazed windows and French doors to the rear. Radiator. Extensive range of modern wall, base, drawer and larder units with quartz work tops and upstands. Inset stainless steel one and a half bowl sink with mixer tap and engraved drainer. Built-in high level Neff electric oven and combination oven. Built-in Neff five-ring induction hob with extraction vent. Integrated Kenwood dishwasher. Space for fridge/freezer. Space for dining table. Parquet effect wood flooring and inset ceiling spotlights to kitchen area. Wood flooring and picture rail to dining area. Door to the hall. Door to the:

Utility Room

10'0" x 10'0" (3.07 x 3.05)

UPVC double glazed window and door to the rear. Radiator. Range of wall, base and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Space for additional appliances. Slate effect tiled flooring. Door to the garage.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Balustrade. Picture rail. Doors off and into:

Bedroom One

11'8" x 11'6" (3.58 x 3.53)

UPVC double glazed window to the rear with views over gardens. Radiator. Built-in run of floor to ceiling wardrobes with hanging rails, drawers and shelving. Picture rail. Door to the:

En Suite Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower end panelled bath with mains rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point and light. Mirror. Extractor fan.

Bedroom Two

11'10" x 11'1" (3.61 x 3.38)

UPVC double glazed window to the rear with views over gardens. Radiator. Built-in run of floor to ceiling wardrobes with hanging rails and shelving. Picture rail.

Bedroom Three

10'11" x 10'10" (3.34 x 3.32)

UPVC double glazed window to the front. Radiator. Picture rail.

Bedroom Four

10'11" x 10'9" (3.34 x 3.29)

UPVC double glazed windows to the front and side. Radiator. Picture rail.

Family Bathroom

Obscured UPVC double glazed window to the side with fitted shutters. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, mains rain-fall shower over and glass screen

enclosing, wash hand basin with cupboards under and w/c with dual push flush. Slate tiled effect flooring and inset ceiling spotlights. Illuminated mirror. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Gravel driveway providing off road parking for several vehicles. Electric vehicle charging point. External tap, power points and light. Area laid to lawn and well stocked borders with a variety of plants and shrubs. Gated side pedestrian access to the rear. Enclosed by walling, hedgerow and fencing.

To The Rear

Large landscaped gardens with private aspect comprising large paved patio area to the immediate rear with brick edging, large area laid to lawn, circular patio area, decked area with aluminium framed gazebo and well stocked borders with a variety of plants, trees and shrubs. External tap and lighting. Paved storage area to the side with space for bins etc. All enclosed by fencing.

Summer House

18'5" x 10'9" (5.63 x 3.28)

Timber construction. Double glazed French doors to the front. Double glazed windows to the front and side. Power and lighting.

Workshop

12'8" x 10'9" (3.87 x 3.28)

Timber construction. Double glazed French doors to the front. Double glazed windows to the front and side. Power and lighting.

Garage

22'1" x 10'2" (6.75 x 3.12)

Up and over electric door to the front. Power and lighting. Wall mounted boiler. Solar panel control unit.

SOLAR PANELS:

The house benefits from a 5.76 kWp solar array and a Tesla Powerwall 2 energy storage solution. This system allows the owners to generate their own renewable electricity, leading to savings on utility bills and utilise cheap night rate electric tariffs.



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

191 Devizes Road, Hilpert, Trowbridge, BA14 7QR

Approximate Gross Internal Area
 Total = 228 sq m (2455 sq ft)
 Main House = 179 sq m (1931 sq ft)
 Garage = 18 sq m (199sq ft)
 Outbuilding = 31 sq m (335)sq ft



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.



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