



**KINGSTONS**



## 47 Marshmead

Hilperton Trowbridge BA14 7SE

- Very Well Presented & Spacious Detached Bungalow Tucked away in a Cul-De-Sac Position
- Large Plot with Potential to Extend (Subject to PP)
- Three Good Sized Bedrooms
- UPVC Double Glazing & Gas Central Heating System
- Garage & Driveway Providing Off Road Parking
- Well Regarded Village close to Canal Side Walks, Village School, Shop & Post Office
- Lounge/Dining Room & Kitchen with Breakfast Room
- Modern Shower Room
- Private West Facing Rear Garden & Front Garden
- Offered For Sale with No Onward Chain

**Offers In The Region Of £330,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

9'5 x 5'0 (2.87m x 1.52m)

UPVC double glazed and brick construction with door to the front. Tiled flooring. Light. UPVC double glazed door to the:

### Hallway

Radiator. Wood effect flooring and coving. Smoke alarm. Thermostat. Access to loft space housing Worcester combi boiler - installed 2017. Telephone point. Doors off and into: cloak cupboard with hanging rail and shelf, storage cupboard and airing cupboard with radiator and shelving.

### Lounge/Dining Room

17'5 x 11'10 max (5.31m x 3.61m max)

Double glazed sliding patio doors to the rear. Radiator. Feature fireplace with gas fire inset. Television point. Coving. New carpet.



### **Kitchen**

12'2 x 7'4 min (3.71m x 2.24m min)  
UPVC double glazed window to the rear.  
Radiator. Range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel double sink unit with mixer tap. Built-in high level electric oven. Built-in four-ring electric hob with extractor over. Plumbing for washing machine. Space for fridge. Space for microwave. Tiled flooring and ceiling spotlights. Serving hatch to lounge/dining room. Doorway to the:

### **Breakfast Room**

8'0 x 6'8 (2.44m x 2.03m)  
UPVC double glazed window to the front.  
Radiator. Tiled flooring. UPVC double glazed French doors to the rear.

### **Bedroom One**

13'6 x 11'4 (4.11m x 3.45m)  
UPVC double glazed window to the front.  
Radiator. Coving. New carpet.

### **Bedroom Two**

11'1 x 9'9 (3.38m x 2.97m)  
UPVC double glazed window to the front.  
Radiator. Coving.

### **Bedroom Three**

8'11 x 8'10 (2.72m x 2.69m)  
UPVC double glazed window to the side.  
Radiator. Door to cupboard with shelving. Coving. New carpet.

### **Shower Room**

Obscured UPVC double glazed window to the side. Towel radiator. Three piece white suite with tiled surrounds comprising corner shower with mains shower over, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Driveway providing off road parking for 2-3 vehicles. Good sized front garden with area laid to lawn and a variety of plants, trees and shrubs. Path to the front door with sensor light. Fencing and hedgerow partially enclosing. Gated side pedestrian access to the:

#### **Side Garden**

Area laid to loose stone chippings and raised bed with cut sleepers enclosing. Outside tap. Lighting. Path to the:

#### **Rear Garden**

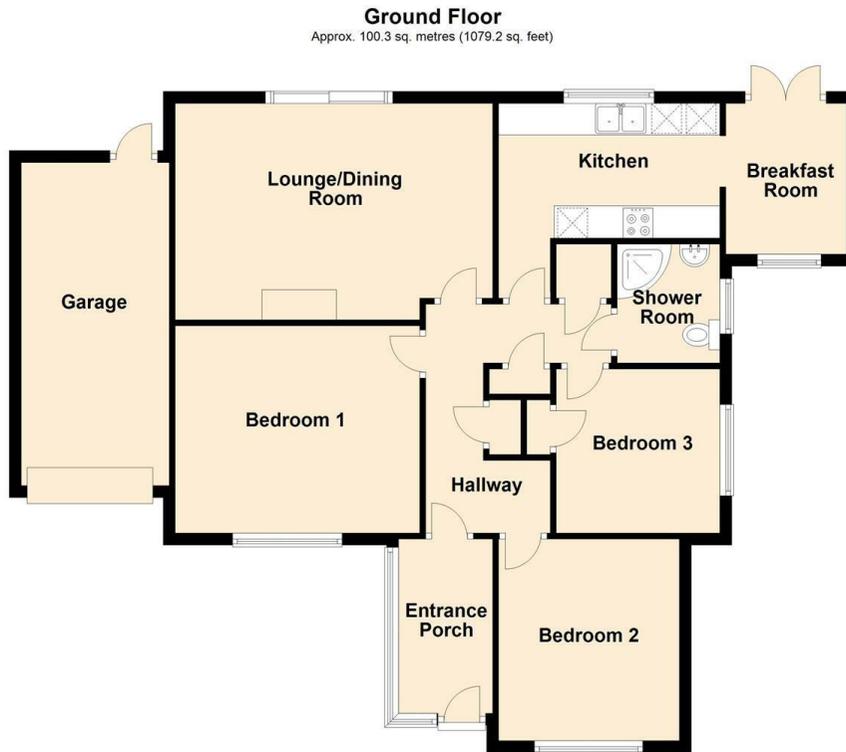
Enclosed west facing garden with private aspect comprising large patio area to the immediate rear, area laid to lawn and a established borders with a variety of plants, trees and shrub. Greenhouse. Light. All enclosed by fencing.

#### **Garage**

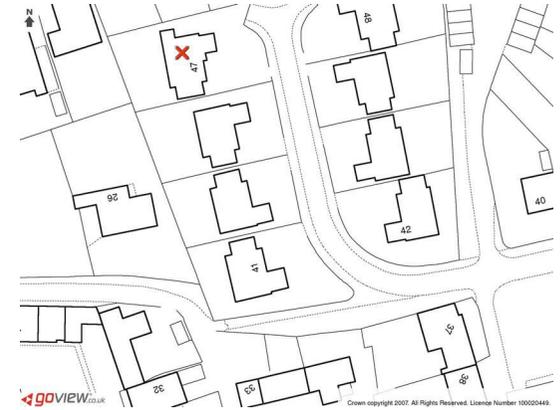
17'8 x 8'2 (5.38m x 2.49m)  
Up and over door to the front. Power and lighting. Fuse box. Door to the rear.



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



Total area: approx. 100.3 sq. metres (1079.2 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.