



28 Hilperton Road Trowbridge BA14 7JB

A stunning, Bath stone, four-bedroom Georgian home with abundant period features combined with modern fixtures and fittings, situated in a highly regarded road just a short walk to the town centre and amenities. This beautifully presented family home offers spacious accommodation arranged over four floors and comprises lower ground floor with large kitchen/dining room with bi-fold doors onto gardens, family room, laundry room, cloakroom; the ground floor provides two further large receptions rooms and entrance hall. First and second floors comprise main bedrooms with dressing room and en suite shower room, three further bedrooms and family bathroom. Features include original sash windows, features fireplaces and high ceiling with decorative cornicing and ceiling roses. To the front, the property features gated access leading to driveway and car port providing off road parking for several vehicles, enclosed by high hedgerow. The good sized, south facing, private rear garden comprises decked seating area, large lawn area and established plants and shrubs; all enclosed by fencing and walling.

Offers Over £600,000 Freehold





LOCATION

The property is located in the in the county town of Trowbridge which provides a full range of retail outlets together with many amenities to include cinema complex with restaurants, a sports centre with swimming pool and a railway station which gives access to Bradford on Avon and the nearby cities of Bath and Bristol; and London. Bath, approximately 10 miles away, also provides a full range of retail outlets together with the Theatre Royal. There are also numerous primary schools and 3 secondary schools, including St Augustine's Catholic School; and a good selection of private schools within the city of Bath, to include King Edwards and Monkton Combe.

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

Part glazed solid wood door to the side with fan transom window over. Radiator. Exposed wood flooring. Stairs to the first floor. Stairs to the lower ground floor. Built-in cupboard. High level cupboard housing fuse box. Thermostat. Smoke alarm. Stripped wood panelled doors off.



Sitting Room

15'11 x 15'0 into bay (4.85m x 4.57m into bay)

Large bay window to the rear over-looking garden. Radiator. Feature fireplace with wood mantle, slate hearth and wood burner inset. Arched alcoves with lights and shelving. Coving and ceiling rose. Television point.

Drawing Room

15'2 x 12'1 (4.62m x 3.68m)

Sash window to the front. Radiator. Feature fireplace with wood mantle, tiled surrounds and marble hearth. Arched alcoves with shelving. Exposed wood flooring, picture rail, coving and ceiling rose. Television point.

LOWER GROUND FLOOR

Parquet wood flooring. Stripped wood panelled door to the family room. Part glazed stripped wood door to the:

Kitchen/Dining Room

20'1 x 12'9 (6.12m x 3.89m)

Double glazed tri-fold doors to the rear leading to decked seating area and garden. Victorian style radiator. Extensive range of shaker style base, drawer, shelving and larder units, with marble work tops and tiled splash-backs. Inset stainless steel sink with engraved drainer. Built-in stainless steel five burner gas hob with extractor hood over. Built-in high level stainless steel electric

double oven. Plumbing for dishwasher. Space for dining table. Travertine stone tiled flooring and inset ceiling spotlights. Archway to under-stairs pantry with shelving and space for fridge/freezer. Enclosed boiler. Part glazed door to the:

Laundry/Utility

10'2 x 4'10 (3.1m x 1.47m)

Base mounted units with tiled splash-back and rolled top work surface. Stainless steel single sink drainer unit. Plumbing for washing machine. Space for dryer and additional appliance. Shelving. Travertine stone tiled flooring. Stripped wood latched door to the:

Cloakroom

Double glazed window to the side. Modern two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Feature fireplace with cast iron grate. Travertine stone tiled flooring.

Family Room

12'9 x 11'11 (3.89m x 3.63m)

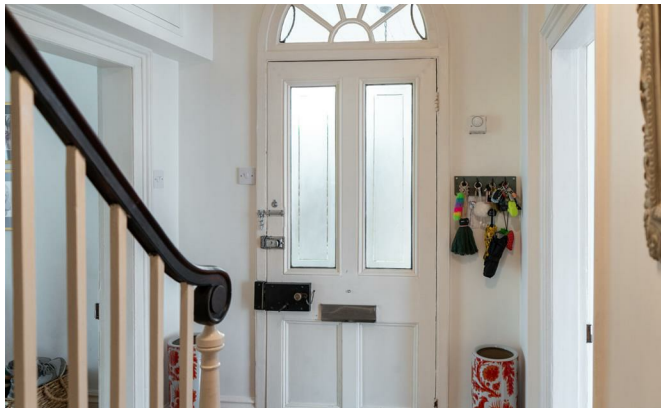
Sash window to the front. Radiator. Feature fireplace with stone surround. Built-in cupboards. Parquet wood flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Built-in full height book case on the





half-stair landing. Smoke alarm. Stripped wood panelled doors off and into:

Bedroom One

16'4 x 15'0 into bay (4.98m x 4.57m into bay)

Large bay window to the rear overlooking garden. Radiator. Small built-in cupboard with shelving. Picture rail. Doorway to the:

Dressing Room

6'8 x 6'3 (2.03m x 1.91m)

Sash window to the rear. Radiator. Built-in wardrobes and drawers. Inset ceiling spotlights. Part glazed door to the:

En Suite Shower Room

Sky-light. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.



Bedroom Two

15'2 x 12'1 (4.62m x 3.68m)

Sash window to the front with secondary glazing. Radiator. Built-in cupboard. Picture rail.

Family Bathroom

Sash window to the front with secondary glazing. Chrome towel radiator. Three piece white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Part glazed, stripped wood panelled door to airing cupboard housing hot water tank and shelving.

SECOND FLOOR

Landing

Part glazed, stripped wood panelled door to bedroom three. Stripped wood door to bedroom four.

Bedroom Three

13'0 x 11'6 max (3.96m x 3.51m max)
Window to the rear with secondary glazing. Radiator. Access to eaves storage. Exposed beams.

Bedroom Four

9'11 x 9'10 max (3.02m x 3m max)
Window to the front with secondary glazing. Radiator. Built-in cupboards. Access to eaves storage. Exposed beams.

EXTERNALLY





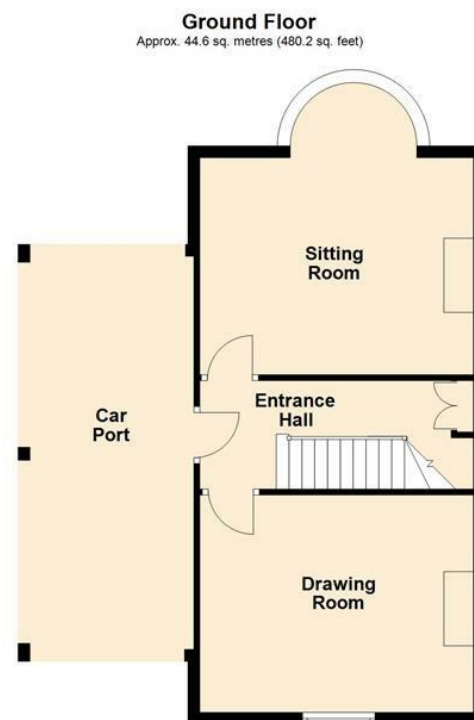
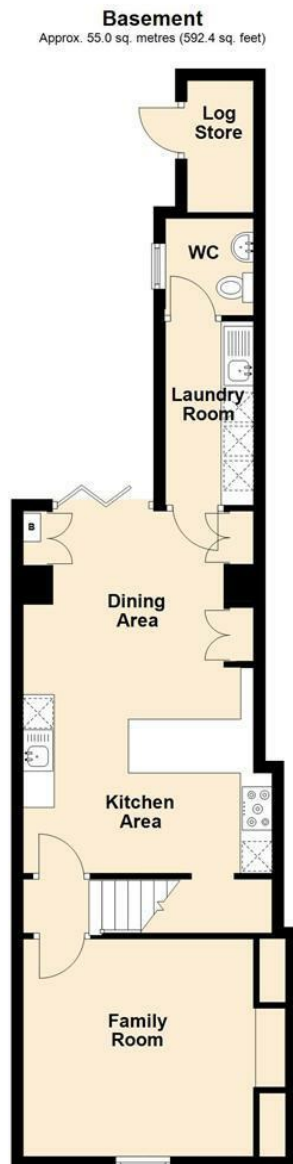
To The Front

Wrought iron gates leading to driveway and car port providing off road parking for several vehicles. Mature hedgerow and trees. Wrought iron gate opening to steps down to the rear garden.

To The Rear

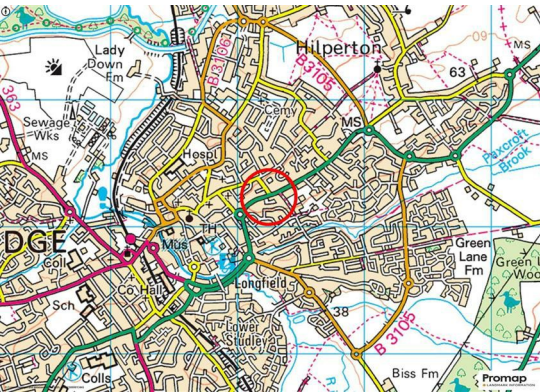
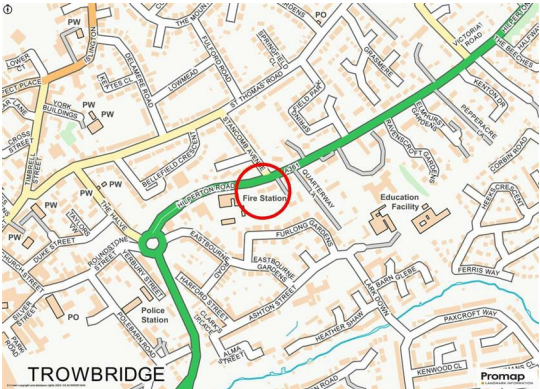
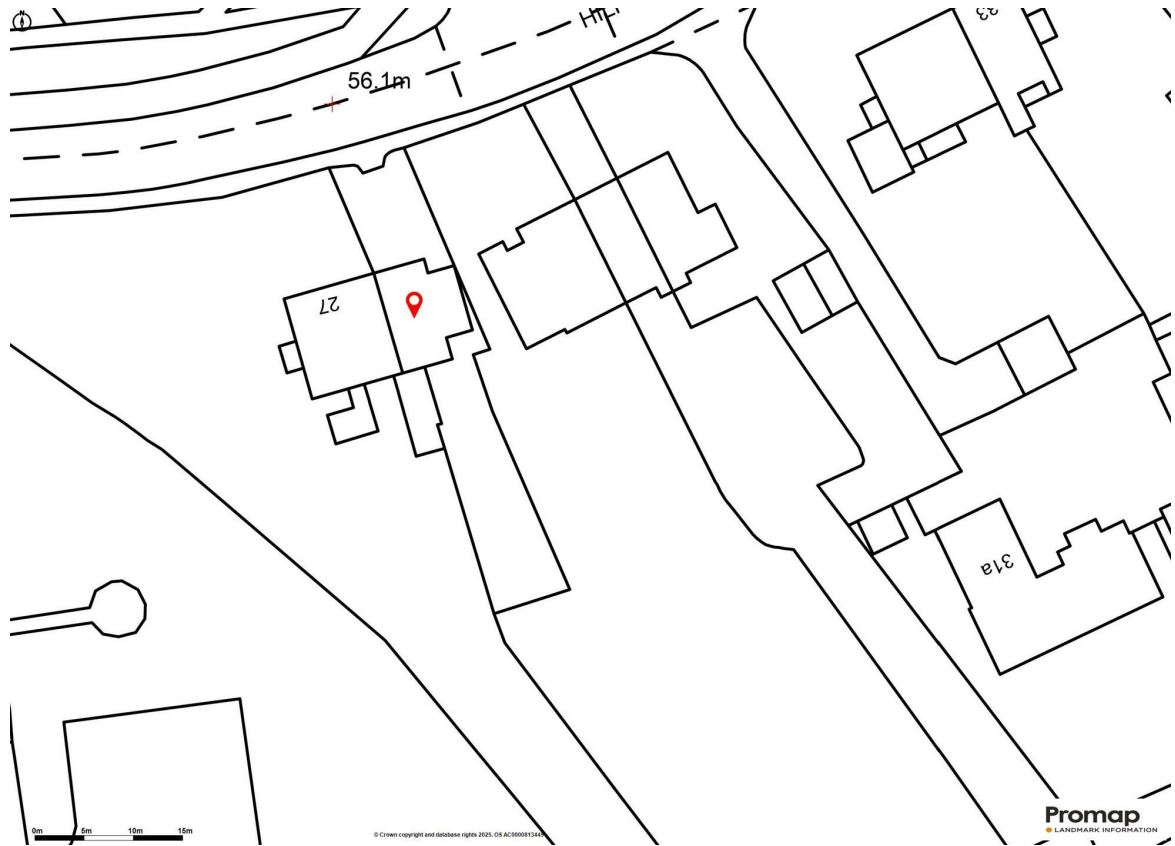
Good sized, south facing, private rear garden comprising decked seating area to the immediate rear, steps to large lawn area with a variety of established plants and shrubs. Garden shed. Stone built log store. Outside tap and lights. All enclosed by fencing and walling.





Total area: approx. 189.2 sq. metres (2036.0 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **E**
EPC Rating



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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.