



28 Hutton Close

Hilperton Trowbridge BA14 7WW

A well-presented and spacious detached house, circa 2230sqft, built by Abbey Homes in 2016, tucked away within the popular Paxcroft Mead development close to highly regarded Mead Primary school, open parkland, Green Lane woods and shops. The neutrally presented interior with accommodation arranged over three floors comprises, living room with French doors onto gardens, dining room, kitchen/breakfast room with integrated appliances and French doors onto gardens, cloakroom, en suite bathroom, family bathroom and separate shower room. Additional features include UPVC double glazing, gas central heating system, good sized enclosed landscaped gardens, double garage and driveway providing off road parking. Viewing highly recommended - no onward chain.

Price Guide £475,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, obscured double glazed door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor. Telephone point. Panelled doors off and into:

Living Room

19'5 x 11'0 (5.92m x 3.35m)
UPVC double glazed window and French doors to the rear. Two radiators. Television point. Glazed double doors to the kitchen/breakfast room. Opening to the:

Dining Room

11'2 x 9'1 (3.40m x 2.77m)
UPVC double glazed window to the front. Radiator. Panelled door to the hall.

Kitchen/Breakfast Room

22'7 x 9'8 (6.88m x 2.95m)
UPVC double glazed window to the front. Radiator. Extensive range of wall, base, drawer and larder units with tiled splash-backs and laminate work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer. Space for table. Vinyl flooring. Cupboard enclosing Ideal Logic boiler. Panelled door to the hall.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Vinyl flooring. Extractor. Fuse box.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Stairs to the second floor. Panelled doors off and into: airing cupboard housing hot water tank.

Bedroom One

17'7 x 16'10 max (5.36m x 5.13m max)
Two UPVC double glazed windows to the front. Two radiators. Dressing area. Television point. Panelled door to the:

En Suite Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

13'5 x 9'4 (4.09m x 2.84m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Five/Office

9'7 x 9'1 (2.92m x 2.77m)
UPVC double glazed window to the rear. Radiator.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

SECOND FLOOR

Landing

Radiator. Smoke alarm. Access to loft space. Panelled doors off and into:

Bedroom Three

22'3 x 12'10 max (6.78m x 3.91m max)
UPVC double glazed windows to the front and side. Double glazed Velux window to the rear. Radiator.

Bedroom Four

22'3 x 10'11 max (6.78m x 3.33m max)
UPVC double glazed window to the front. Double glazed Velux window to the rear. Radiator. Built-in cupboard.

Shower Room

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn and a variety of plants and shrubs. Gas and electric meters. Driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed garden comprising paved patio area across the rear of the property, area laid to lawn, circular patio area, additional patio area with seating; and a variety of plant, trees and shrubs. Greenhouse. All enclosed by fencing and walling.

Double Garage

18'3 x 17'3 (5.56m x 5.26m)
Two up and over doors to the front. Power and lighting. Part boarded eaves storage. Personal door to the rear leading to storage area.



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



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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.

