



## 30 Hulbert Close

Hilperton Trowbridge BA14 7FL

A well-presented former Charles Church five bedroom executive style family home, finished to a high specification and tucked away within a small cul-de-sac on the well regarded Paxcroft Mead development close to primary school, parkland walks, bus stops and shops.



**Offers In The Region Of £450,000**



### **Entrance Hall**

Panelled door to the front with transom window over. Radiator. Stairs to the first floor with cupboard under with fuse box and light. Thermostat. Alarm key pad. Wood effect flooring and coving. Smoke alarm. Panelled doors off and into:

### **Cloakroom**

Radiator. Two piece white Sottini suite with tiled surrounds comprising pedestal wash hand basin and w/c with dual push flush. Extractor fan. Tiled effect vinyl flooring.

### **Living Room**

15'8" x 10'11" (4.80 x 3.35)  
UPVC double glazed window to the front. Two radiators. Feature stone fireplace with electric fire inset. Wood effect flooring and coving.

### **Family Room**

10'10" x 10'5" (3.32 x 3.20)  
UPVC double glazed window to the front. Radiator. Wood effect flooring and coving.

### **Kitchen/Breakfast Room**

18'5" x 9'4" max (5.62 x 2.87 max)  
Two UPVC double glazed windows to the rear. Radiator. Extensive range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Belling range cooker with 7 gas burners, two electric ovens (one fan), grill and drawer; stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Space for breakfast table. Slate tiled flooring and inset ceiling spotlights. Extractor fan. Panelled door to the utility. Opening to the :

### **Dining Room**

10'11" x 7'7" (3.34 x 2.32)  
Radiator. Slate tiled flooring. UPVC double glazed French doors to the:

### **Conservatory**

10'11" x 10'11" (3.34 x 3.33)  
UPVC double glazed and brick construction with French doors to the side and poly-carbonate roof. Radiator. Travertine tiled flooring and wall lights.

### Utility Room

5'10" x 5'4" (1.78 x 1.63)

Radiator. Shaker style wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel sink drainer unit. Plumbing for washing machine. Space for dryer. Slate tiled flooring. Wall mounted Glow-Worm boiler and heating controls. Obscured double glazed door to the side. Extractor fan.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the front. Radiator. Stairs to the second floor. Balustrade. Smoke alarm. Panelled doors off and into: airing cupboard with pressurised hot-water tank.

#### Bedroom One

17'3" x 11'1" max (5.28 x 3.39 max)

UPVC double glazed window to the front. Radiator. Coving. Two built-in double wardrobes.

#### En Suite Bath & Shower Room

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

#### Bedroom Two

13'6" x 11'1" (4.11m x 3.38m)

UPVC double glazed window to the front. Radiator. Wardrobe recess with freestanding wardrobes remaining. Wood effect flooring.

#### Bedroom Three

12'2" x 11'2" (3.73 x 3.41)

UPVC double glazed window to the rear. Radiator. Wardrobe recess.

#### Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white Sottini suite with tiled surrounds comprising panelled bath with mixer shower, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect vinyl flooring and inset ceiling spotlights.

### SECOND FLOOR

#### Landing

Velux window. Radiator. Smoke alarm. Panelled doors off.

#### Bedroom Four

14'9" x 11'2" max (4.50 x 3.41 max)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Thermostat.

#### Bedroom Five/Study

14'9" x 7'4" max (4.50 x 2.26 max)

UPVC double glazed window to the front. Radiator.

#### Shower Room

Velux window. Radiator. Three piece white Sottini suite with tiled surrounds comprising shower cubicle with mains shower and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Shaving point and extractor fan.

### EXTERNALLY

#### To The Front

Path to the front door. Gravel borders. Gas meter. Area laid to lawn with trees and hedgerow. Driveway leading to double gates onto enclosed driveway and gardens.

#### To The Rear & Side

Good sized enclosed garden comprising large area laid to lawn. External power point, light and tap. Additional area to laid to lawn. Space to the side of garage for storage/shed. Tarmac driveway providing parking for several vehicles. All enclosed by closed board fencing.

#### Double Garage

18'2" x 16'8" (5.56 x 5.09)

Two up and over doors to the front. Power and lighting. Eaves storage. Door to the side.



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



Total area: approx. 204.1 sq. metres (2196.6 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.