



10 St. Marys Gardens

Hilperton Marsh Trowbridge BA14 7PG

- Well Presented, Spacious & Updated Three Bed Semi-Detached
- Living Room & Family Room
- Refitted Family Bathroom
- New Electrics
- Good Sized West Facing Garden with Private Aspect
- Close to Canal, Primary School & Garden Centre/Café
- Refitted Kitchen/Dining Room
- UPVC D/G & Updated Gas C/H System
- Large Utility/Boot Room & Garage
- Driveway Providing off Road Parking

Guide Price £320,000



Entrance Hall

Obscured UPVC glazed window and door to the front. Contemporary radiator. Stairs to the first floor with cupboard under. Cupboard housing fuse box and electric meter. Tiled flooring and mock panelling. Doors off and into:

Living Room

13'7 x 11'5 (4.14m x 3.48m)

UPVC double glazed window to the front. Two contemporary radiators. Alcoves with lighting. Glazed double doors to the:

Refitted Kitchen/Dining Room

19'1 x 10'0 (5.82m x 3.05m)

UPVC double glazed window to the rear. Two contemporary radiators. Range of shaker style wall, base and drawer units with tiled splash-backs and quartz work surfaces. Inset Belfast sink with engraved drainer and mixer tap. Built-in high level stainless steel electric double oven. Built-in five-ring electric hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlight. Door to the utility/boot room. Door to understairs storage cupboard. Door to the entrance hall. Opening to the:



Family Room

10'1 x 9'2 (3.07m x 2.79m)

UPVC double glazed window to the rear. Radiator. Tiled flooring and inset ceiling spotlights. UPVC double glazed door to the side.

Utility/Boot Room

20'0 x 9'0 (6.10m x 2.74m)

UPVC double glazed door to the front. Two radiators. Modern high gloss base mounted units with metro tiled splash-backs and work surface. Stainless steel single sink drainer unit with mixer tap. Space for fridge/freezer. Storage system with coat hanging space and shelving. Tiled effect vinyl flooring. Door to the:

FIRST FLOOR

Landing

UPVC double glazed window to the side. Balustrade. Access to loft space. Mock panelling. Doors off and into:

Bedroom One

11'0 x 10'11 (3.35m x 3.33m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Mock panelling.

Bedroom Two

12'4" x 10'0" max (3.76 x 3.05 max)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Door to airing cupboard housing replacement Ideal combi boiler.

Bedroom Three

8'1 x 7'11 (2.46m x 2.41m)

UPVC double glazed window to the front. Radiator. Built-in cupboard with door enclosing.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Anthracite towel radiator. Three piece suite with fully tiled surrounds comprising bath with rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance lights. Tarmac and gravel driveway providing off road parking. Gas meter. Hedgerow.

To The Rear

Good sized enclosed rear garden with private aspect comprising large flagstone patio area to the immediate rear, gravel borders, large area laid to lawn, large raised decked area and tree. External tap and lighting. Hedgerow and fencing enclosing.

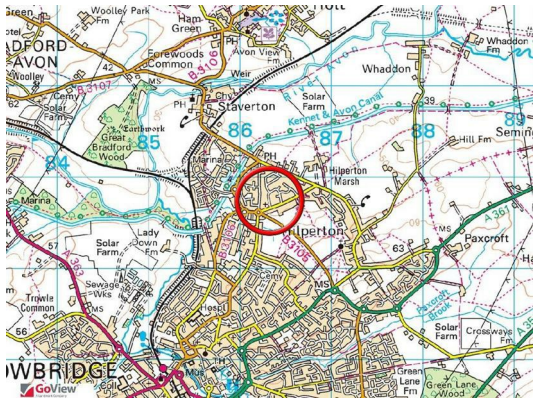
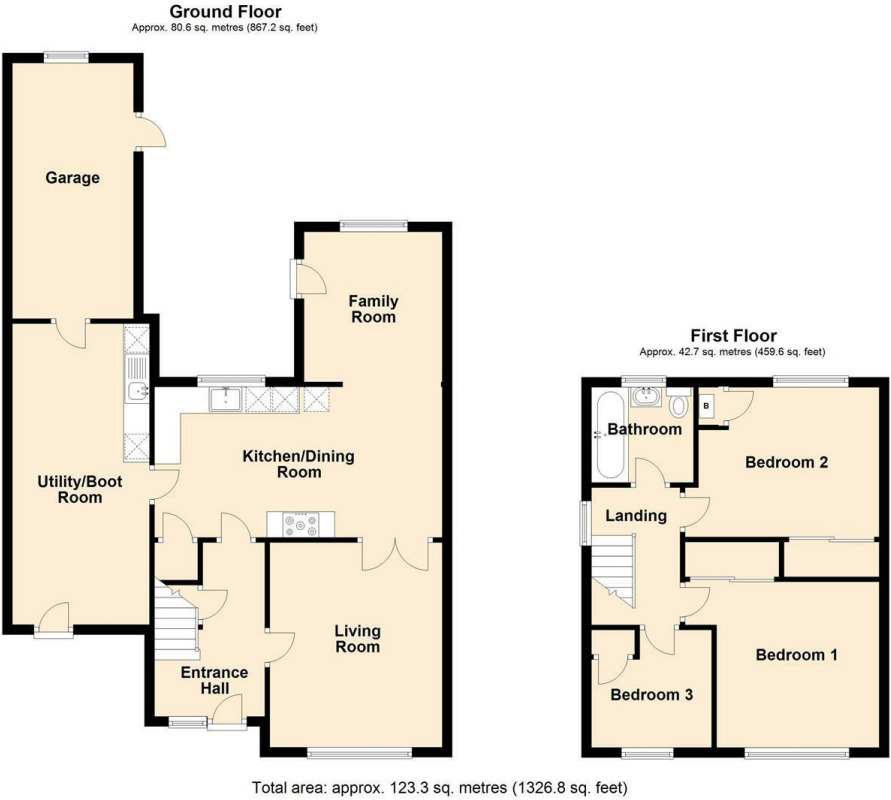
Garage

17'0 x 8'4 (5.18m x 2.54m)

UPVC double glazed window to the rear. Power and lighting. UPVC double glazed door to the rear garden. Door to the utility/boot room.



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



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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.