

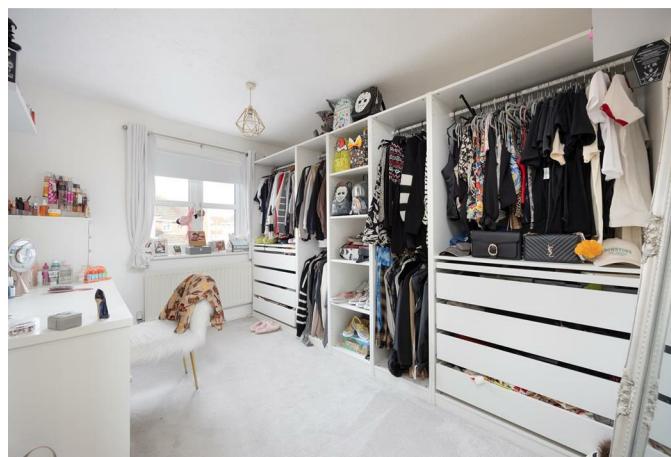


25 Stokehill

Hilperton Trowbridge BA14 7TJ

A beautifully presented and updated, four bedroom detached family situated within the highly regarded Paxcroft Mead development close to wood & parkland walks, three primary schools, local shops and pub. The neutral interior comprises entrance hall, living room with media/display wall, refitted kitchen/dining room, refitted utility, cloakroom, en suite shower room and refitted family bathroom. Benefits include UPVC double glazing, gas central heating with combi boiler, good sized south-facing garden with private aspect, integral garage and driveway providing off road parking. Early viewing is highly recommended as properties of this type and within this area always prove popular.

Guide Price £375,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured double glazed, panelled door to the front. Radiator. Wood effect flooring. Panelled door to the:

Living Room

19'9 x 12'3 (6.02m x 3.73m)
UPVC double glazed window to the front. Two radiators. Media/display wall with high level television point and recess, contemporary feature fire, shelving and cupboards. Wood effect flooring. Stairs to the first floor. Smoke alarm. Glazed double doors to the:

Refitted Kitchen/Dining Room

17'2 x 9'6 (5.23m x 2.9m)
UPVC double glazed window and French doors to the rear. Vertical radiator. Range of modern shaker style, wall, base and drawer units with metro tiled splash-backs and solid oak work surfaces. Ceramic single sink drainer unit with mixer tap. Space for cooker with extractor over. Integrated dishwasher and fridge/freezer. Space for dining table. Vinyl tiled flooring and inset ceiling spotlights. Smoke alarm. Doorway to the:

Refitted Utility

5'2 x 5'1 (1.57m x 1.55m)
UPVC double glazed door to the rear. Shaker style wall and base mounted units with solid oak work surface. Plumbing for washing machine. Vinyl tiled flooring. Enclosed boiler. Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and cupboard under; and w/c. Tiled effect vinyl flooring.

FIRST FLOOR

Landing

Access to loft space. Panelled doors off and into:

Bedroom One

13'4 x 10'3 max (4.06m x 3.12m max)
UPVC double glazed window to the front.
Radiator. Decorative panelled wall.
Television point. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin with tiled splash-back and cupboard under; and w/c. Tiled effect vinyl flooring. Shaving point and extractor fan.

Bedroom Two

11'11 x 8'9 (3.63m x 2.67m)
UPVC double glazed window to the front.
Radiator. Over-stairs cupboard.

Bedroom Three

10'11 x 8'11 max (3.33m x 2.72m max)
UPVC double glazed window to the rear.
Radiator.

Bedroom Four

9'4 x 7'2 (2.84m x 2.18m)
UPVC double glazed window to the rear.
Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising freestanding bath with shower mixer tap, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights.
Extractor fan.

EXTERNALLY

To The Front

Outside light. Tarmac and gravel driveway providing parking for up to three vehicles. Gated side pedestrian access to the rear.

To The Rear

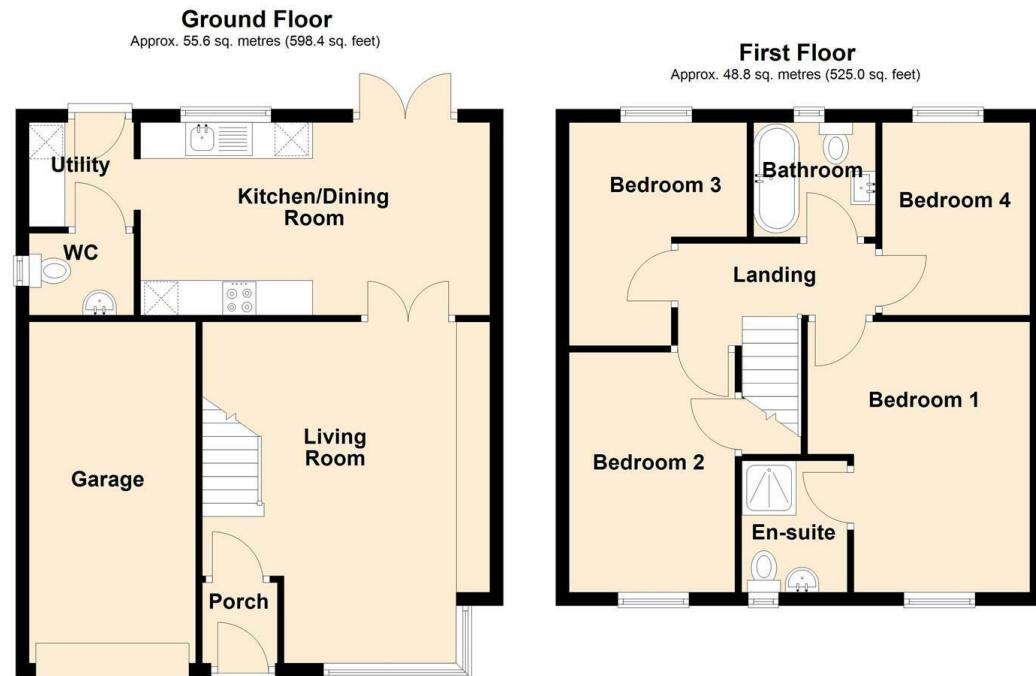
Good sized south facing garden with private aspect comprising large paved patio area to the immediate rear, area laid to lawn and a variety of trees and shrubs. Garden shed. Outside tap and lights. All enclosed by fencing.

Garage

16'7 x 8'2 (5.05m x 2.49m)
Up and over door to the front. Power and lighting.



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



Total area: approx. 104.4 sq. metres (1123.4 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.

