



78 Lacock Gardens

Hilperton Trowbridge BA14 7TG

A beautifully presented and recently upgraded and extended, four bedroom detached family home, tucked away on a corner plot within the highly regarded Lacock Gardens development within the sought after village of Hilperton close to primary school, parkland walks, pubs and Trowbridge Rugby club. The neutrally presented interior boasts living room, large kitchen/dining room with integrated appliances, family room, utility room, cloakroom, up graded en suite shower room and family bathroom, upgraded carpets, uPVC double glazing and upgraded gas central heating system. Additional features include boot room/workshop, block paved driveway for several vehicles and good sized west facing garden with large patio and covered courtyard. Viewing is highly recommended, vendor suited.

Guide Price £420,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured double glazed, panelled door to the front. Radiator. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Stairs to the first floor. Oak doors off and into: boot room/workshop.

Living Room

14'6" x 11'8" (4.44 x 3.56)
UPVC double glazed windows to the front and side. Radiator. Contemporary feature fireplace with living flame gas fire. Television, telephone and Open Reach points. Coving.

Kitchen/Dining Room

24'8" x 9'4" (7.53 x 2.86)
UPVC double glazed window to the rear. Radiator and kick space heater. Range of modern shaker style wall, base and larder units with solid wood work surfaces and up-stands. Inset ceramic sink with swan neck mixer tap. Built-in stainless steel AEG electric double oven and four-ring hob with glass splash-back and stainless steel extractor hood over. Integrated dishwasher. Space for fridge/freezer. Breakfast bar. Oak door to the utility room. Wood effect flooring, coving and inset ceiling spotlights. Hive controls for heating. Opening to the:

Family Room

12'6" x 10'10" (3.83 x 3.32)
UPVC double glazed window to the rear. Vaulted ceiling with two double glazed Velux windows. UPVC double glazed French doors to the rear. Radiator. Wood effect flooring and inset ceiling spotlights. Television point.

Utility Room

6'2" x 5'5" (1.90 x 1.66)
Double glazed door to the side. Chrome towel radiator. Base mounted shaker style units with solid wood work tops and up-stands. Acrylic single sink drainer unit with mixer tap. Plumbing for washing machine. Wall mounted Vaillant boiler. Fuse box. Wood effect flooring and inset ceiling spotlights.



Cloakroom

Radiator. Two piece white suite comprising wash hand basin with splash-backs and w/c with dual push flush. Wood effect flooring and inset ceiling spotlight. Extractor fan.

FIRST FLOOR

Landing

Balustrade. Inset ceiling spotlights. Access to part boarded loft space. Oak doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

10'7" x 9'8" (3.25 x 2.95)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes with panelled doors enclosing. Television point. Oak door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with rainfall shower over, additional shower attachment and sliding doors enclosing, wash hand basin with drawers under and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan.

Bedroom Two

11'1" x 9'8" max (3.39 x 2.97 max)

UPVC double glazed window to the rear. Radiator. Two built-in single wardrobes, dressing table/desk and shelving.

Bedroom Three

9'4" x 8'8" (2.86 x 2.66)

UPVC double glazed window to the front. Radiator. Large built-in double wardrobe with panelled doors enclosing.

Bedroom Four

11'6" x 6'7" (3.52 x 2.02)

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

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite

with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to lawn and well stocked borders with a variety of plants, trees and shrubs, with cut sleepers enclosing. Block paved driveway providing off road parking for approximately 6 vehicles. Electric vehicle charging point. Left side, gated side pedestrian access to covered side passageway/storage area leading to the rear garden. Space for bins. Gas and electric meters. Right side, gated side pedestrian access to large covered decked courtyard area.

To The Rear

Good sized west facing garden comprising large decked area to the immediate rear, area laid to lawn, small decked area, and well stocked borders with a variety of plants, trees and shrubs, with cut sleepers enclosing. External tap and lighting. Small vegetable plot. All enclosed by closed board and batten fencing. Batten double gates leading to large covered decked courtyard area with power point, gate to the front and enclosed by batten fencing.

Boot Room

7'10" x 6'8" (2.40 x 2.04)

Obscured glazed door to the side. Coat hanging space and shelving. Wall mounted units and worktop with space for appliances under. Opening to the:

Workshop/Garage

10'0" x 7'10" (3.06 x 2.40)

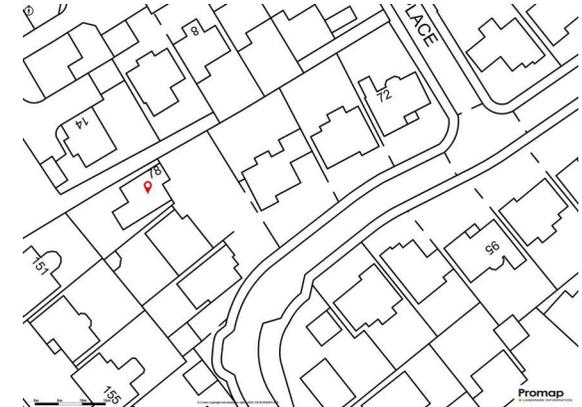
Electric roller door to the front. Base mounted units and shelving.

AGENTS NOTE:

The partition wall can be removed to re-instate to a full sized garage if required.



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




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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.