



**95 Newhurst Park, Hilperton
Trowbridge, Wiltshire BA14 7QU**



Asking Price £370,000

95 Newhurst Park, Hilperton, Trowbridge, Wiltshire BA14 7QU

An executive family home offering a wealth of accommodation. In a popular location close to many local amenities and schools this stunning home must be seen. Our seller is suited with their onward purchase.

Description

An executive family home located in the popular 'Paxcroft Mead' close to local amenities, walks and easy walking distance to the 'outstanding' rated 'Mead' school and nursery. This home is ideal for a growing family and the spacious accommodation comprises of a covered porch, living room, dining room, kitchen / breakfast room, cloakroom, utility room, double garage, family bathroom, five bedrooms with an en-suite shower room to the master. Our seller is suited with their onward property.

Entrance Hall

Radiator, understairs storage cupboard.

Living Room

18'75 x 11'50 (5.49m x 3.35m)

With double glazed window to the front, radiator, power points, tv and telephone point. Fireplace with gas coal effect living flame fire.



Dining Room/Play Room

11'8 x 10 (3.56m x 3.05m)

With radiator, power points and sliding double glazed doors which lead onto the rear garden.



Kitchen / Breakfast Room

17'9 x 9'2 (5.41m x 2.79m)

With a good range of upgraded modern wall and base units with under unit lighting, stainless steel single drainer and a half sink unit, four ring induction hob with extractor over, built-in electric double oven, integrated dishwasher, larder style cupboard, power points, radiator, French doors to garden and double glazed window to the rear elevation.

Utility Room

9'2 x 5'1 (2.79m x 1.55m)

With door to rear, double glazed window to side and power points. Personal door to garage. Space for fridge freezer. Continuation of kitchen units, space and plumbing for washing machine.

Cloakroom

With low flush w/c, hand wash basin, radiator and extractor fan. Painted in 'Purbeck Stone' by Farrow & Ball.

Master Bedroom

15 x 14'3 (4.57m x 4.34m)

With double glazed window to the front elevation, tv point, power points, radiator and set of twin double wardrobes with bi-fold doors.



En-Suite Shower Room

White suite with hand wash basin, low flush w/c, shower cubicle with electric power shower, radiator and double glazed window to the front elevation. Shaver point and light. Painted in 'Perbeck Stone' by Farrow and Ball.



Bedroom Two

14'9 x 11'7 (4.50m x 3.53m)

With radiator, power points and double glazed window to the rear elevation.

Bedroom Three
16'4 x 7'3 (4.98m x 2.21m)
Radiator, power points, double glazing and Colt Roto window, access to loft.

Bedroom Four
10'6 x 7'11 (3.20m x 2.41m)
With radiator, power points, double glazed window, alcove with built in storage.

Bedroom Five
9'4 x 8'1 (2.84m x 2.46m)
With radiator, power points, double glazed window.

Family Bathroom
With three piece white suite comprising of hand wash basin, low flush w/c and bath with over bath shower and screen, shaver point/light.. There is also an extractor fan and double glazed window to rear. Radiator.



Double Garage And Parking
There is a double garage with electric and a driveway for two cars, sensor security lighting to front.

Gardens
To the rear is a garden laid to lawn with good sized patio areas and a selection of fruit trees including cherry, plum and hazelnut and red and blackcurrent bushes. Outside tap, water butt and sensor security light outside back door.



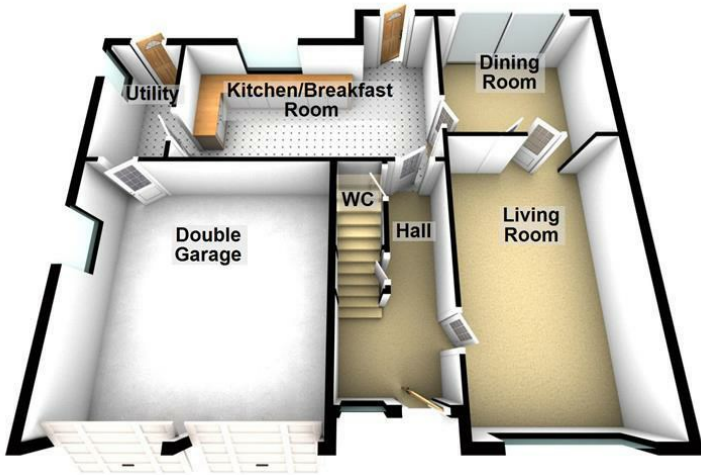
Ref bhnewhurstpark140918

Stamp Duty Payable
Based On Purchase Price of £370,000
Home Mover £8500.00
Second Home or Investment Buyer £19,600.00
First Time Buyer £3500.00

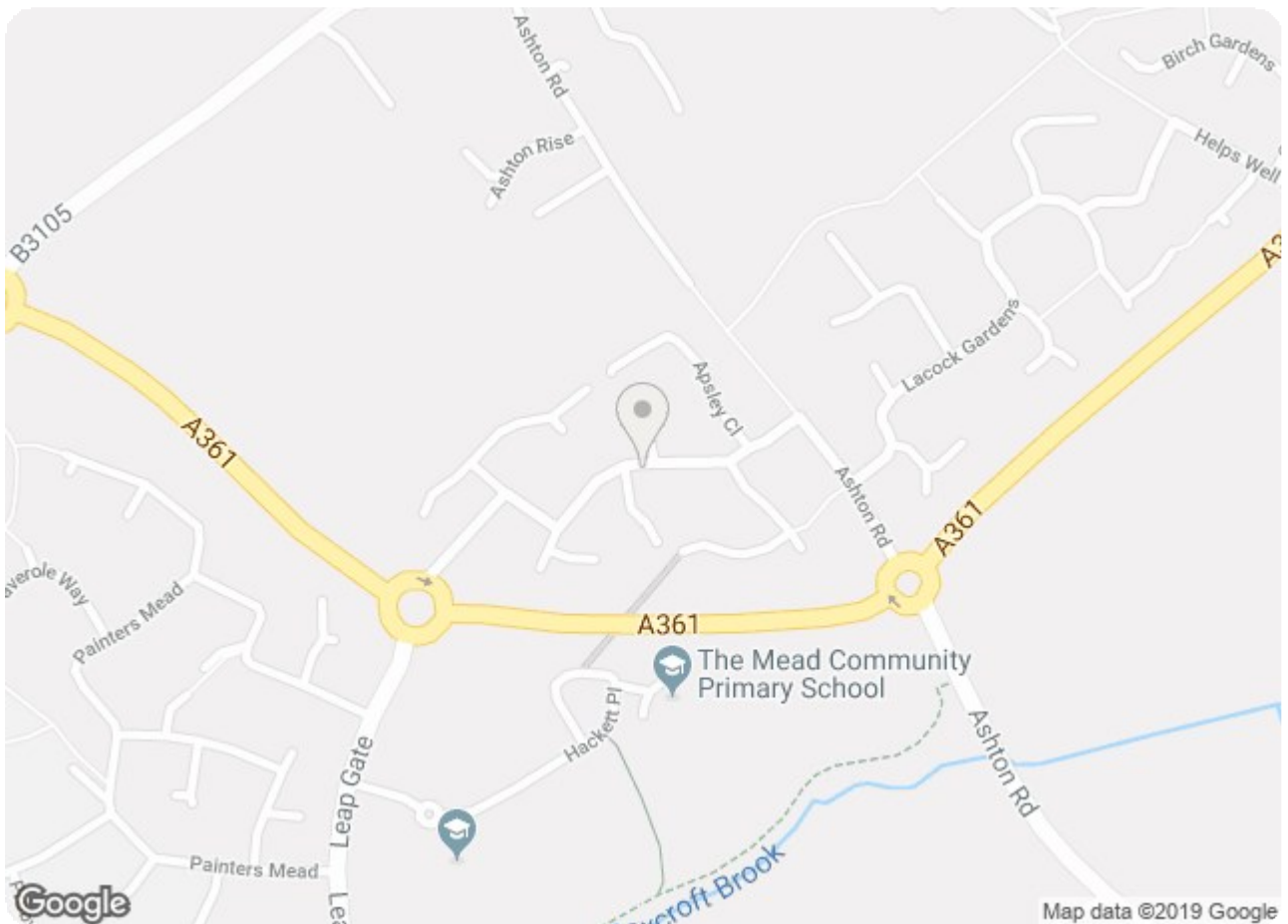
Viewing Arrangements
By appointment with DK Residential 01225 759123 dkresidential@btconnect.com Opening Hours - Monday to Friday 9am to 6pm Saturday 9am to 4pm



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
 A B C D E F G	72	 A B C D E F G	68
England & Wales		England & Wales	

Tudor House, 9 Church Street, Trowbridge, Wiltshire, BA14 8DW
 Tel: 01225 759123
 Email: dkresidential@btconnect.com
www.dkresidential.co.uk