

**65 St Marys Gardens, Hilperton
TROWBRIDGE, Wiltshire BA14 7PH**



Offers In Excess Of £385,000

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Massively Extended Accommodation - Very Large Rear Garden - Fitted Kitchen/Breakfast Room - Utility Room - Cloakroom - Living Room - Dining Area - Wonderful Conservatory - Bathroom - Shower Room - Gas C.H. (New Boiler 2019) - Double Glazing - Oak Internal Doors - Fabulous Family House

Entrance Hall

With double glazed front entrance door and side screen. Radiator, smoke alarm and stairs lead to the first floor having built in cupboard under.

Living Room

13'4 x 12'10 (4.06m x 3.91m)

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



Dining Area

9'10 x 8'7 (3.00m x 2.62m)

Having radiator, power points and double glazed patio doors to the rear.

Fitted Kitchen/Breakfast Room

17'3 x 9'9 (5.26m x 2.97m)

Having a range of modern units comprising single drainer one and a half sink unit fitted to working surface with cupboards and built in dish washer under. Five ring stainless steel gas hob fitted to working surface with cupboards and drawers under. Stainless steel splash back and extractor hood. Built in electric double oven with cupboards top and bottom. Range of wall cupboards, breakfast bar with cupboard and drawers under. Ceiling down lighting, coving, power points and further working surface with cupboards under. Display wall cupboards, two tall cupboards, bamboo flooring and double glazed window to the rear.

Front Lobby

Double glazed door to the front.

Conservatory

18'6 x 11'0 (5.64m x 3.35m)

With double glazed French doors to the side, power points and bamboo flooring.



Utility Room

11'9 x 9'7 average (3.58m x 2.92m average)

With single drainer stainless steel sink unit fitted to working surface with cupboard and space for washing machine under. Wall cupboards, further working surface with cupboards and space for tumble dryer under. Two tall cupboards, ceiling down lighting, power points and bamboo flooring.



Cloakroom

Having white suite of vanity wash hand basin unit and close coupled W.C. Extractor fan. Wall Cupboard.

First Floor Landing

With roof access.

Bedroom One

11'3 x 9'3 min (3.43m x 2.82m min)

With double glazed window to the front, range of mirrored double wardrobes along one wall, further built in double wardrobe, power points and radiator.

Bedroom Two

12'9 x 10'1 (3.89m x 3.07m)

With double glazed window to the rear elevation, radiator and powder points. Built in double wardrobe, airing cupboard with gas wall boiler.



Bedroom Three

11'1 min x 9'9 (3.38m min x 2.97m)

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

Bedroom Four

12'7 x 7'10 (3.84m x 2.39m)

With double glazed window to the front elevation, radiator and powder points.

Bedroom Five

7'9 x 7'9 (2.36m x 2.36m)

With double glazed window to the front elevation, radiator, laminate flooring and power points.

Bathroom

6'7 x 6'5 (2.01m x 1.96m)

With modern white suite of bath, pedestal wash hand basin and close coupled W.C. Tiled walls, chrome radiator ladder and double glazed window to the rear.



Storage

With up and over door.

Gardens

There is a much larger than normal garden with patio seating areas and lawns. It is fully enclosed Shed includes power point.

Council Tax Band (D)

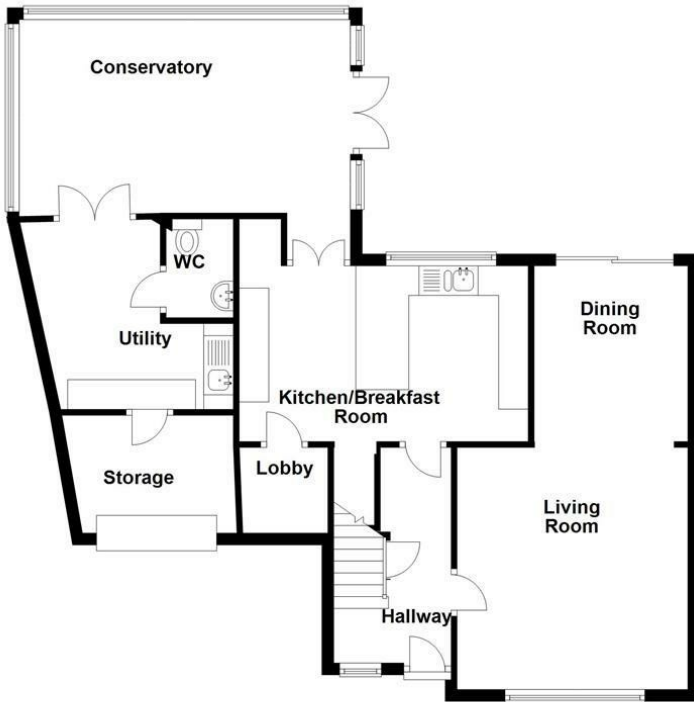
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Shower Room

With modern white suite of shower cubicle, pedestal wash hand basin and close coupled W.C. Tiled walls, chrome radiator ladder, shaver point and double glazed window to the rear.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
For energy efficient homes, the potential rating is 79.		For energy efficient homes, the potential rating is 73.	
England & Wales		England & Wales	

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