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Townend

REAL ESTATE AGENTS

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4 BEDROOM SEMI-DETACHED | HORSE ROAD, HILPERTON MARSH, BA14 | OFFERS OVER £350,000



## DESCRIPTION

Offered to the market with no onward chain, this substantial four / five bedroom semi detached family home is located in a prominent and desirable location. Through the porch and the front door there is a light and spacious entrance hall providing access to a beautiful large sitting room, dining room / bedroom five / play room, contemporary style kitchen / breakfast room which in turn leads to a separate utility room and a useful shower room. Upstairs there is a 14ft Master bedroom with a contemporary style en-suite, two double bedrooms with fantastic built in wardrobes, a family bathroom and a further single bedroom. Outside there is a private, fully enclosed rear garden with plenty of space for entertaining and a fantastic outbuilding which is currently used as a home bar and entertainment space. All in all, a wonderful family home with plenty of space for any growing family.

Hilpertion is a lovely village on the fringe of Trowbridge, the county town of Wiltshire. The village features a primary school, public house and popular garden centre. The areas scenic countryside boasts a selection of beautiful walks nearby, including the Kennet and Avon Canal whilst Southwick Country Park and Biss Meadows Country Park are not far. Heading into town you have a wide variety of facilities including the multi-screen cinema complex at St Stephens Place which is surrounded by a number of dining options. The village has superb transport links with the A361 passing outside the village and the A350 nearby which leads to the M4 via Chippenham and the A303 and A36 to the south. Trowbridge station provides access to London as well as a short ride to the world heritage city of Bath.

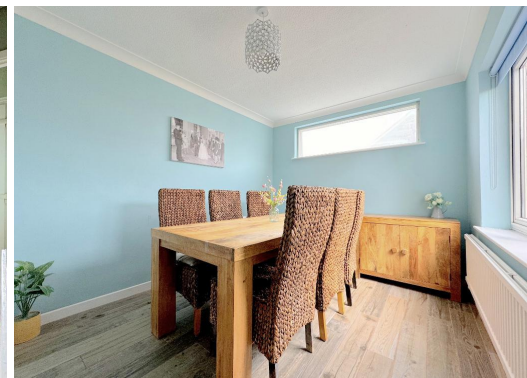
Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: D  
EPC Rating: C



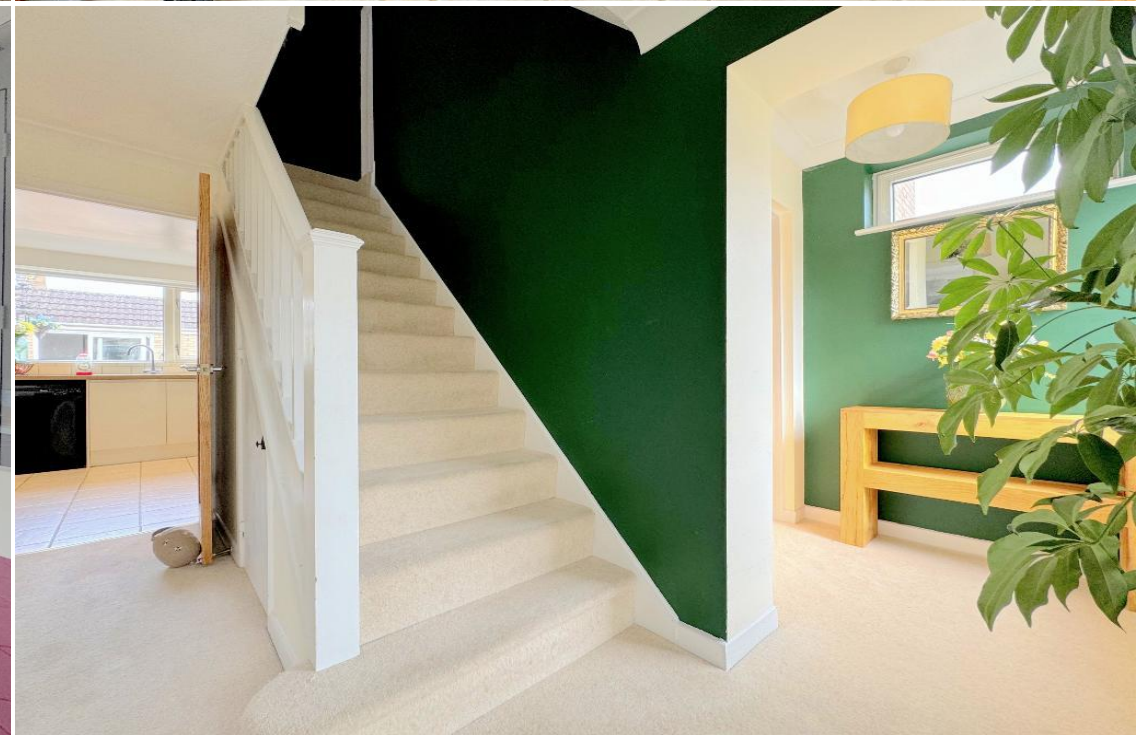


## KEY FEATURES

- Four / five bedroom family home
- Large sitting room
- Utility and downstairs shower room
- Master en-suite
- Garden room / play room / outside office
- Desirable location
- Modern kitchen / breakfast room
- Dining room / study / bedroom five
- Fully enclosed rear garden
- No onward chain

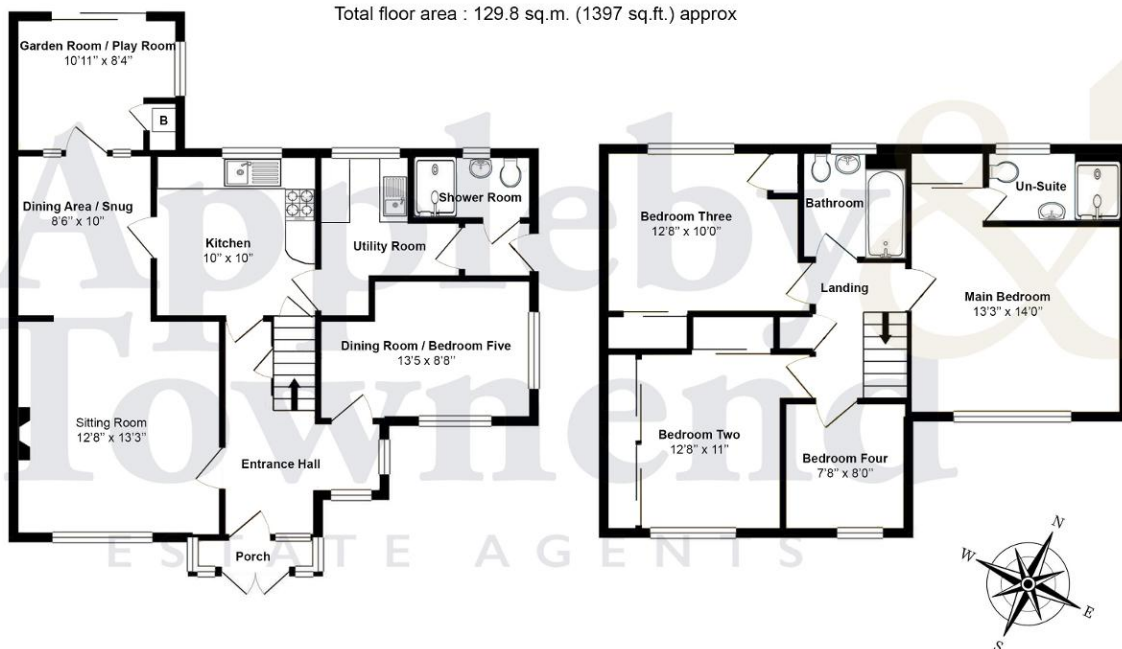






## Floor Plan

Total floor area : 129.8 sq.m. (1397 sq.ft.) approx



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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