



⑨ 4 The Prospect Hilperton Road, Trowbridge,
Wiltshire, BA14 7UG

⌚ Offers In Excess Of £475,000

A most attractive, Neo Georgian, four bedroom, two reception room, three bathroom, end of terrace townhouse with delightful, mature gardens, garage and ample off street parking, which is situated on a sought after road, within walking distance of amenities.

- 4 Bedrooms
- 2 En Suites & A Main Bathroom
- End Of Terrace
- High Specification Build
- Beautifully Presented Interior
- Bespoke Handmade Kitchen
- Underfloor Heating Throughout
- Garage & 2 Parking Spaces
- 2 Well Maintained Gardens
- Located On The Edge Of Town

❖ Freehold

⑩ EPC Rating D



A most attractive, Neo Georgian, end of terrace townhouse with delightful, mature gardens, garage and ample off street parking, which is situated on a sought after road, within walking distance of amenities. Stunning, widespread views to the rear towards Westbury White Horse can be enjoyed from the upper floors.

The property benefits from underfloor heating throughout, a heat recovery/ventilation system, gas fired central heating and double glazed sash windows. Internally a large welcoming hallway with downstairs WC with a porthole style window and a useful utility room leads into the wonderful dual aspect kitchen/dining room. This 32ft x 18ft 'L' shaped room has a handmade kitchen with solid granite worktops and oak cupboards and is well equipped with a range of quality integrated appliances and tiled flooring. The dining area/family room has two sets of French doors out to the rear garden. On the first floor the light and airy sitting room has two 'Juliet' balconies and a gas fireplace with an attractive stone surround. There is a family bathroom with a modern suite and two bedrooms on this floor (one double and one single- with ample fitted storage and currently used as a study). On the top floor there are two good sized double bedrooms one with an ensuite shower room and one with en suite bathroom.

Outside there are two attractive well maintained gardens enclosed by ranch style fencing. There is a single garage (first on the right hand side) and two allocated parking spaces.

Situation

The property is situated in an exclusive tucked away private setting on the edge of town. Close to schooling for all age groups and a short stroll from the town centre. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

Tenure; Freehold

Mains Services

Gas fired underfloor heating

Villavent air filtration system

Council tax band; F

EPC Rating: D



The Prospect, Hilperton Road, Trowbridge, BA14

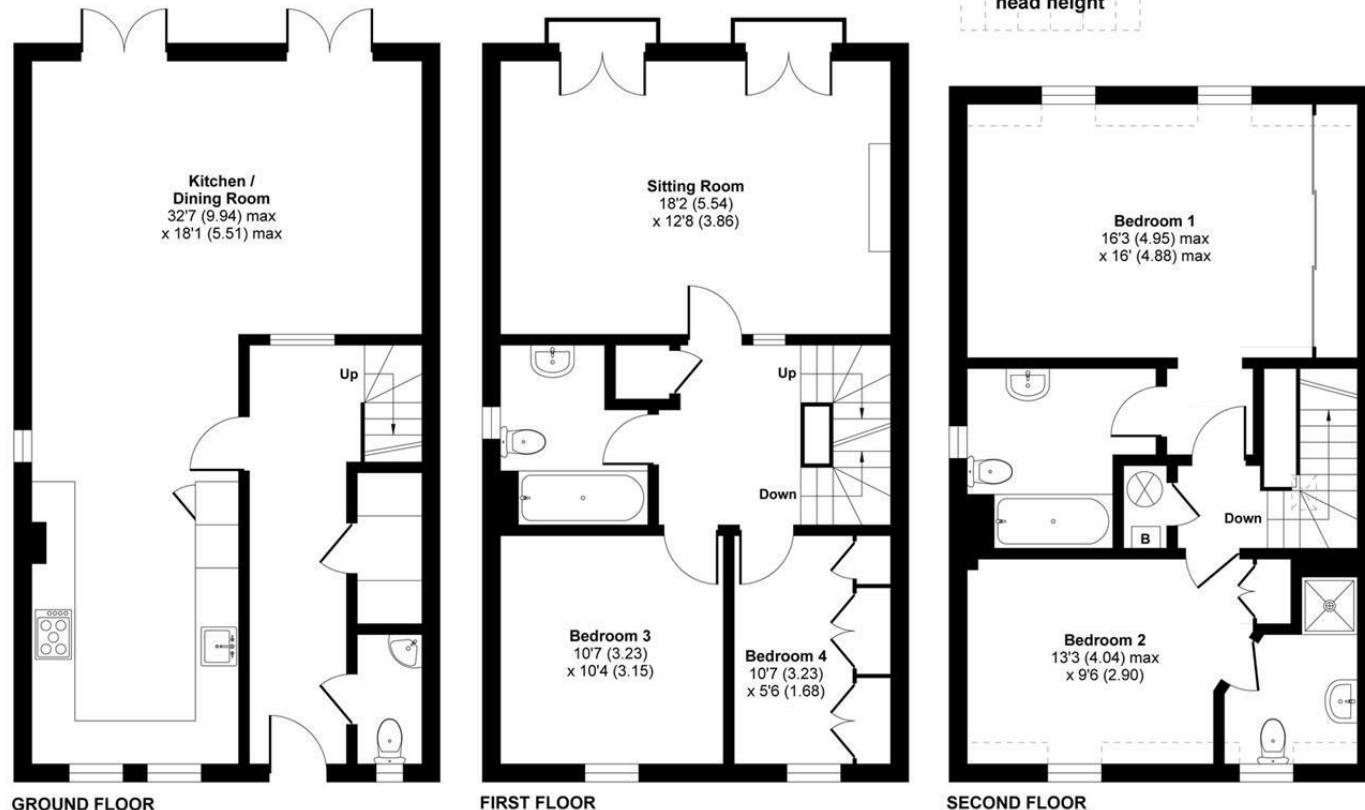


Approximate Area = 1706 sq ft / 158.5 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1731 sq ft / 160 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2020.
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For further details 01380 723451
devizes@strakers.co.uk

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