

Sold



4 BEDROOM DETACHED | WALMESLEY CHASE, HILPERTON, BA14 | £400,000



## DESCRIPTION

A beautifully presented detached family home, ideally positioned in a quiet cul-de-sac location. The nicely proportioned accommodation comprises four bedrooms with en-suite facilities to the master along with a smartly appointed family bathroom on the first floor. Downstairs the reception hallway opens to a spacious sitting room with wood burning stove, downstairs cloakroom and dining room which has double doors opening to a sunny conservatory. A fitted kitchen with useful utility room complete this wonderful home.

Externally a double width driveway provides ample off-road parking and leads to a garage past a pretty front garden which is laid to lawn. Side access leads to a well designed South-West facing garden.

Ideally situated to the East of Trowbridge town centre this lovely property is well placed to take advantage of a good range of local amenities and through routes. Paxcroft Primary School (Rated as Good by OFSTED) is within a short level walk whilst local shops, leisure facilities and play parks found nearby make this a wonderful family home.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: E  
EPC Rating: D  
All mains services connected



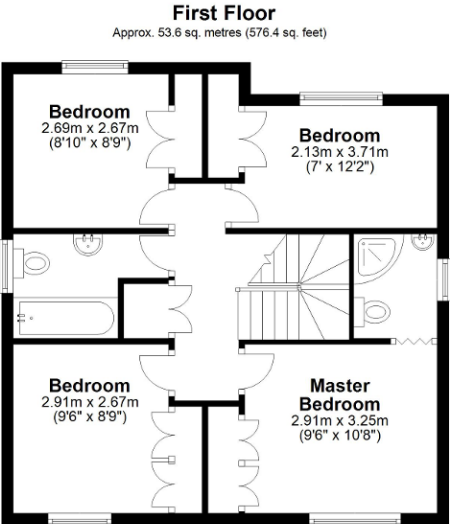
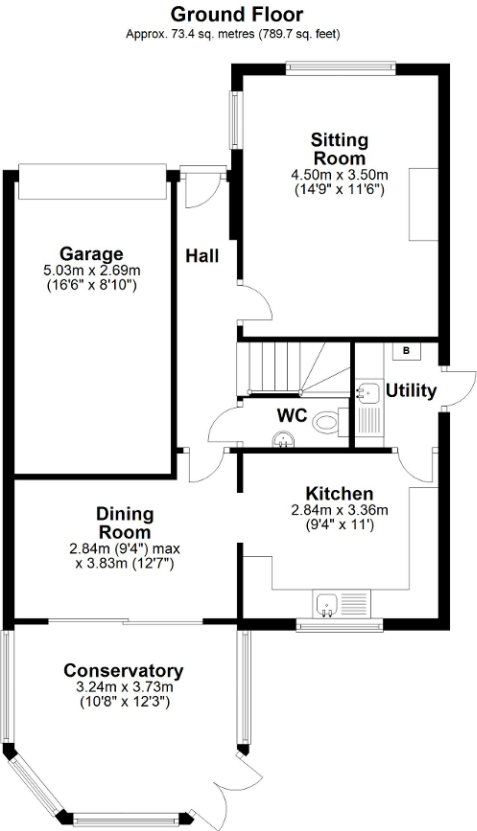
## KEY FEATURES

- Detached family home
- Two reception rooms
- En-suite facilities to master
- South-West facing garden
- Sunny conservatory
- Four bedrooms
- Fitted kitchen with useful utility room
- Downstairs cloakroom
- Double driveway with garage
- Quiet cul-de-sac location









Total area: approx. 126.9 sq. metres (1366.1 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	60  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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