



4 BEDROOM SEMI-DETACHED | QUEENS GARDENS, HILPERTON MARSH, BA14 | GUIDE PRICE £330,000

DESCRIPTION

Nestled in the desirable area of Hilpertons Marsh, this four-bedroom semi-detached house offers a perfect blend of comfort, space, and versatility, ideal for family living. Located in a quiet and well-regarded residential area, the property is within easy reach of Trowbridge town centre, offering excellent local amenities, schools, and transport links.

As you step through the front door of 10 Queens Gardens, you are greeted by a bright and welcoming entrance hall. From here, you move into the spacious living room, a comfortable and inviting space perfect for relaxation and family time. The room is filled with natural light, creating a warm and airy atmosphere, making it ideal for both everyday living and entertaining guests.

From the living room, you move through to the heart of the home to the kitchen/dining room. This open and airy space is perfect for family meals and social gatherings. The kitchen is well-equipped with modern appliances, ample counter space, and plenty of storage. The dining area is large enough to accommodate a family table, creating a central hub for the home. Adjacent to the kitchen is a utility room, providing additional space for laundry and storage.

Just off the kitchen dining room, you'll find the study/playroom, which offers flexibility for your family's needs. Whether used as a quiet home office or a dedicated playroom for children, this space is both functional and versatile, offering additional room for hobbies or work.

Upstairs, you will find four well-proportioned bedrooms. The accommodation offers great flexibility, with two generous double bedrooms, each providing ample space for relaxation. The master bedroom benefits from its own en-suite bathroom, offering added convenience and privacy. The remaining two



bedrooms are good-sized single rooms, offering versatile space to suit a range of needs. These rooms are bright and well-proportioned, making them ideal for various uses. Completing the upstairs is the family bathroom, which is well-appointed with modern fixtures, including a bath and shower combination.

The property flows effortlessly from room to room, offering a well-thought-out layout that provides both space and practicality for everyday living

Hilpertion Marsh is a peaceful, family-friendly area located on the outskirts of Trowbridge, Wiltshire's county town. Surrounded by scenic countryside, the area offers plenty of opportunities for outdoor activities, including walks along the Kennet & Avon Canal and nearby green spaces.

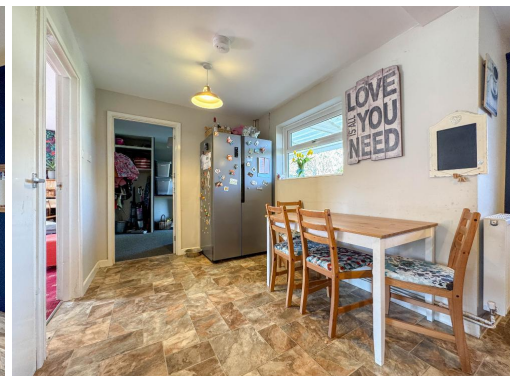
Trowbridge itself is just a short distance away, offering a range of shops, cafes, restaurants, and local amenities, as well as highly regarded schools. For those commuting, Trowbridge Railway Station provides direct services to Bath, Bristol, and London, making it a convenient location for professionals.

With its quiet, village-like atmosphere and close proximity to the town, Hilpertion Marsh offers the perfect balance of tranquillity and convenience.

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

KEY FEATURES

- Four bedroom semi-detached family home
- Close to open countryside
- Master bedroom with en-suite
- Fitted kitchen & separate utility room
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- Plenty of off road parking
- Highly desirable village location
- Sitting room with bay window
- Two sitting rooms
- South West facing fully enclosed garden



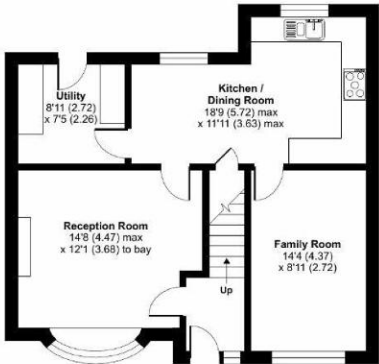
ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

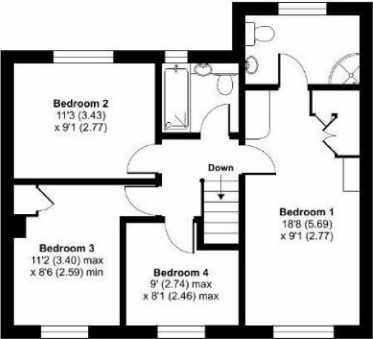
TOTAL FLOOR AREA : 116.9 .sq.ft. (1259 .sq.ft.) approx.



GROUND FLOOR



FIRST FLOOR



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 misstatement. 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 or efficiency can be given.

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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