

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Bath & Bradford on Avon

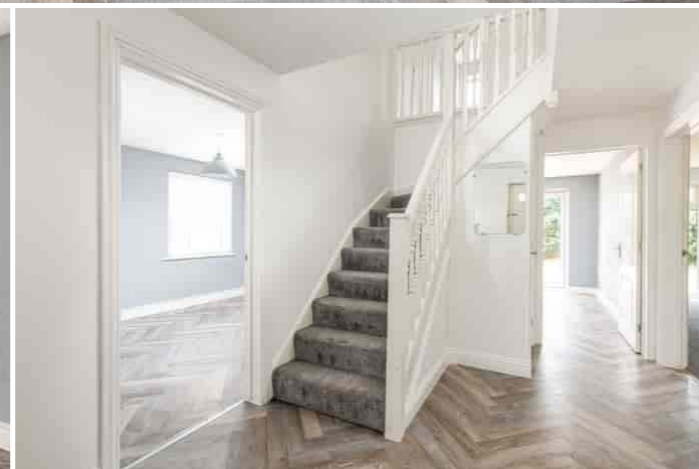
COBB
FARR

Bath & Bradford on Avon

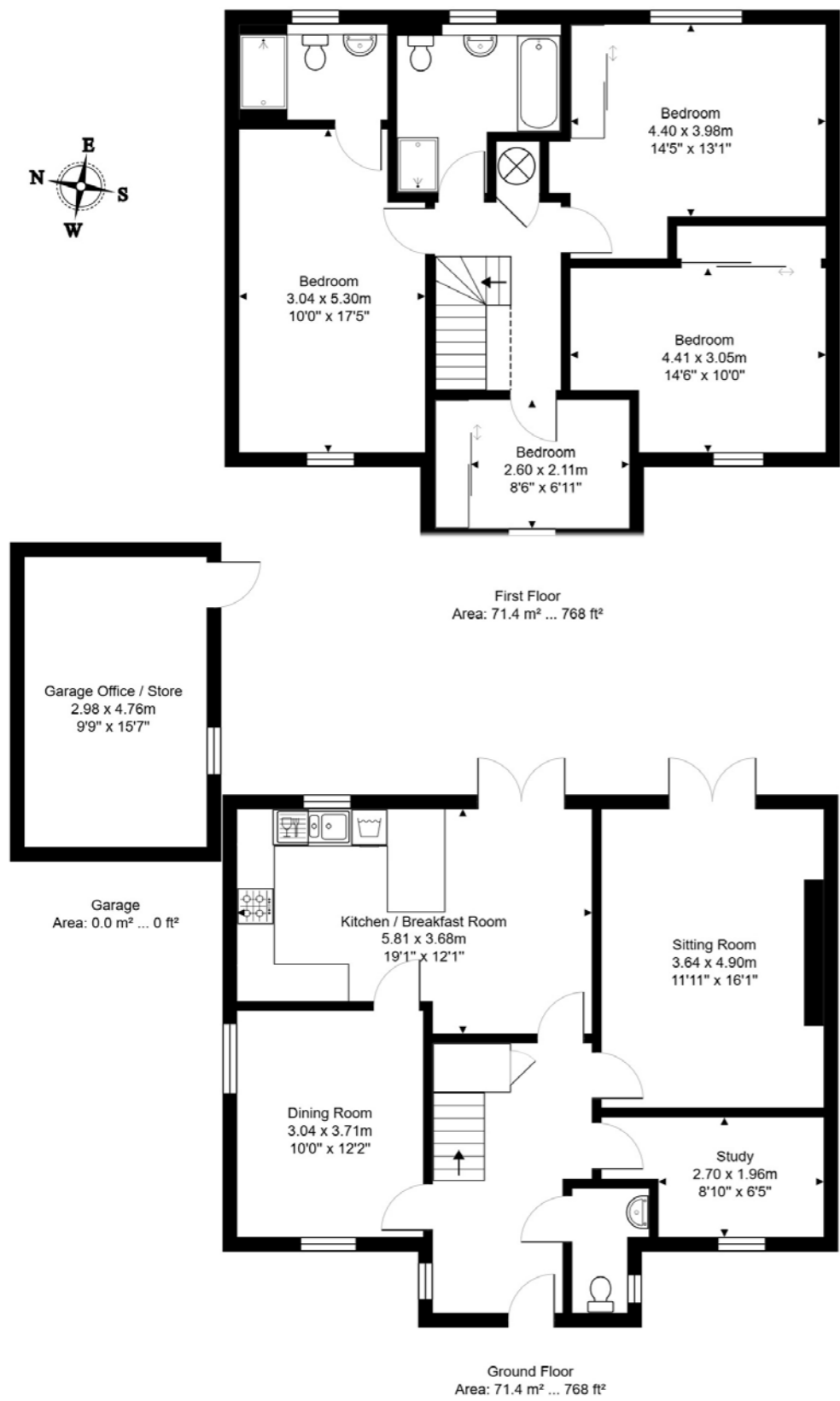
Residential Sales



20 Hutton Close, Trowbridge



Floor Plan



20 Hutton Close
Hilperton
Trowbridge
BA14 7WW

Situated at the edge of a cul-de-sac in the popular Paxcroft Mead area of Trowbridge, this spacious 4 bedroom detached house is offered with no onward chain. Benefits include; en suite facilities, private garden and parking.

Tenure: Freehold

£425,000

Total Area: 142.7 m² ... 1537 ft² (excluding garage office / store)
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

Situation

20 Hutton Close is situated in the popular Paxcroft Mead area, close to local amenities and backing open fields. Trowbridge is the County town of Wiltshire and thus provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band E – £3,124.34

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Set within a quiet cul-de-sac, this well presented 4 bedroom detached home enjoys a peaceful position backing onto open countryside and is offered to the market with no onward chain. Generously proportioned across two floors, the property provides flexible living spaces ideal for modern family life.

The ground floor features a welcoming entrance hall, a study, spacious living room with built-in media unit and French doors opening to the rear garden, dining room/second reception and a superb kitchen/breakfast room, the heart of the home, with a range of fitted units and integrated appliances.

Upstairs offers 4 double bedrooms, the principal bedroom benefitting from en suite shower room and a family bathroom.

Externally, the property boasts a private brick block driveway providing off street parking leading to a single garage which has been converted to give storage space to the front and a versatile room to the rear (accessed via the rear garden.

A gate to the side of the property leads around to the enclosed rear garden, backing open countryside and being predominantly laid to level lawn with paved patio.

Accommodation

Ground Floor

Hallway

With part glazed external front door, wood effect flooring, matt well, side aspect window, radiator, understairs cupboard.

Cloakroom

With WC, wash hand basin, radiator, side aspect window, wood effect flooring.

Study

With front aspect window, wood effect flooring, radiator.

Living Room

With rear aspect window, French doors to garden, built-in media unit having inset contemporary style electric fireplace, radiator.

Kitchen/Breakfast Room

With wood effect flooring, rear aspect window, French doors to garden, radiator, range of floor and wall mounted units having work top incorporating ceramic sink with swan neck tap and drainer, integrated appliances include double oven, 4 ring gas hob with extractor over, dishwasher, washing machine.

Dining Room

With wood effect flooring, front and side aspect windows, radiator.

First Floor

Landing

With airing cupboard, radiator, access to loft space.

Bedroom 4

With front aspect window, built-in wardrobe, radiator.

Bedroom 3

With front aspect window, built-in wardrobe, radiator.

Bedroom 2

With rear aspect window, built-in wardrobe, radiator.

Bathroom

With rear aspect window, WC, wash hand basin, bath having shower attachment, radiator.

Bedroom 1

With front aspect window, radiator, decorative wall panelling.

En Suite Shower Room

With wood effect flooring, rear aspect window, WC, wash hand basin, double width shower, radiator.

Externally

Garden, Parking and Garage/Store

The property boasts a private brick block driveway providing off street parking leading to a single garage which has been converted to give storage space to the front and a versatile room to the rear (accessed via the rear garden.
A gate to the side of the property leads around to the enclosed rear garden, backing open countryside and being predominantly laid to level lawn with paved patio.

