



**Wrights**  
01225 755553

Queens Gardens, Trowbridge, Wiltshire, BA14 7PU

£262,000

This exceptionally spacious two bedroom semi detached property is situated within the sought after Hilperton Village, on the outskirts of Trowbridge.

Features include a kitchen/diner, downstairs cloakroom, two double bedrooms, a large garage/workshop, driveway parking for two vehicles and a generous and private enclosed rear garden.

Sold with the benefit of no onward chain.



**Spacious two bedroom semi detached property**

**Kitchen/diner**

**Downstairs cloakroom**

**Two double bedrooms**

**Large garage/workshop**

**Gas central heating**

### **Situation**

The property is situated on the sought after Queens Gardens, within the desirable village of Hilperton. The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

**PVCu double glazing**  
**Driveway parking for two vehicles**  
**Generous and private rear garden**  
**Sold with the benefit of no onward chain.**



## The property comprises

### Ground floor

#### Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

#### Lounge

*12' 0" x 11' 8" (3.66m x 3.56m)*

With radiator and PVCu double glazed window to the front.

#### Kitchen/Diner

*19' 7" x 7' 9" (5.97m x 2.37m)*

With radiator, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge, washing machine and dishwasher, PVCu double glazed window to the side and door to the conservatory.

#### Lean to conservatory

*7' 6" x 7' 5" (2.28m x 2.27m)*

With sliding doors to the rear garden.

#### Rear hall

With door to the garage and storage cupboard under the stairs.

#### Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

### First Floor

#### Landing

With PVCu double glazed window to the side and loft hatch.

### Bedroom 1

*11' 9" x 10' 11" (3.58m x 3.32m)*

With radiator, built in wardrobe and PVCu double glazed window.

### Bedroom 2

*8' 11" x 7' 9" (2.72m x 2.36m)*

With radiator, built in storage cupboard and PVCu double glazed window to the rear.

### Bathroom

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

The property is set back from the road with a driveway in front of the garage and an area laid to lawn.

#### Garage

*10' 10" x 21' 7" (3.31m x 6.57m)*

With up and over door to the front, wooden door to the front, door to the rear garden, power and light. Opens into...

#### Workshop

*7' 8" x 6' 8" (2.34m x 2.03m)*

With windows to the side and rear.

#### To the rear

The enclosed rear garden offers a good degree of privacy, with a spacious seating area laid to decking and an area laid to lawn. There is also a garden pond and a rear door provides access into the garage.



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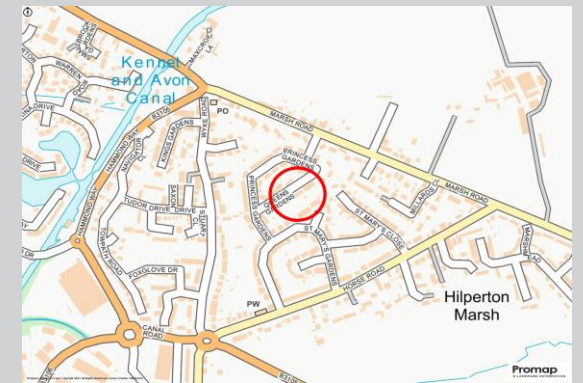
**Ground Floor**  
Approx. 69.1 sq. metres (744.0 sq. feet)

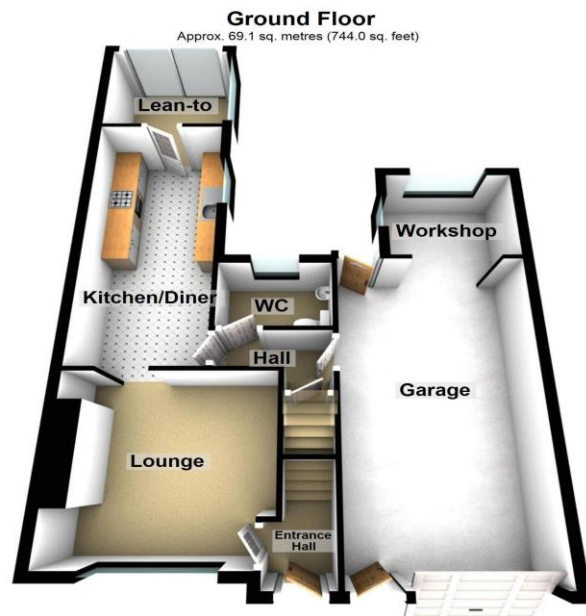


**First Floor**  
Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)





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### Disclaimer

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