



## 5 Eastbourne Gardens

Trowbridge BA14 7HR

- Well Presented, Updated & Spacious Semi-Detached Family home
- Modern Fitted Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- UPVC D/Glazing & Gas C/H with Modern Radiators
- Large West Facing Garden with Decked Seating Area
- Close to Town Centre, Shop, Primary School, Cinema Complex & Railway Station
- Lounge/Dining Room with Patio doors onto garden
- Refitted Shower Room & Separate W/C
- Engineered Oak Wood Flooring Throughout
- Garage/Store & Driveway Providing Parking

**Guide Price £280,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the front. Black Victorian style radiator. Stairs to the first floor with cupboard under. Engineered herringbone oak flooring, panelling and inset ceiling spotlights. Telephone point. Openings to the lounge/diner and into:

### Kitchen

9'4 x 8'9 (2.84m x 2.67m)

UPVC double glazed window to the front. Range of wall, base, drawer and larder units with square edge marble work surfaces and splash-backs. Inset copper sink with mixer tap. Built-in four-ring gas hob with extractor over. Built-in high level electric oven. Integrated dishwasher and fridge/freezer. Engineered herringbone oak flooring. Obscured UPVC double glazed door to the side.

### Lounge/Dining Room

19'0 x 12'8 max (5.79m x 3.86m max)

UPVC double glazed window and sliding patio doors to the rear. Black Victorian style radiator. Television point. Engineered herringbone oak flooring, panelling and inset ceiling spotlights.

## FIRST FLOOR

### Landing

Engineered herringbone oak flooring. Access to loft space. Double doors to linen cupboard. Modern panelled doors off and into:

### Bedroom One

12'9 x 9'10 (3.89m x 3.00m)  
UPVC double glazed window to the rear. Black Victorian style radiator. Engineered herringbone oak flooring and wall lights.

### Bedroom Two

10'2 x 8'11 (3.10m x 2.72m)  
UPVC double glazed window to the rear. Black Victorian style radiator. Engineered herringbone oak flooring.

### Bedroom Three

12'4 x 7'2 (3.76m x 2.18m)  
UPVC double glazed window to the front. Black Victorian style radiator. Herringbone wood flooring. Modern built-in storage units and desk.

### Refitted Shower Room

Obscured UPVC double glazed window to the front. Black towel radiator. Walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing; and wash hand basin with

cupboard and drawer under. Part tiled surrounds, tiled flooring and wall lights.

### Separate W/C

Obscured UPVC double glazed window to the side. Black Victorian style radiator. W/C with enclosed cistern and dual push flush. Part tiled surrounds and tiled flooring. Utility area with solid oak work-top, shelving and plumbing for washing machine.

## EXTERNALLY

### To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn, gravel area and conifers. Outside tap. Driveway providing off road parking. Pedestrian gate to the side.

### To The Rear

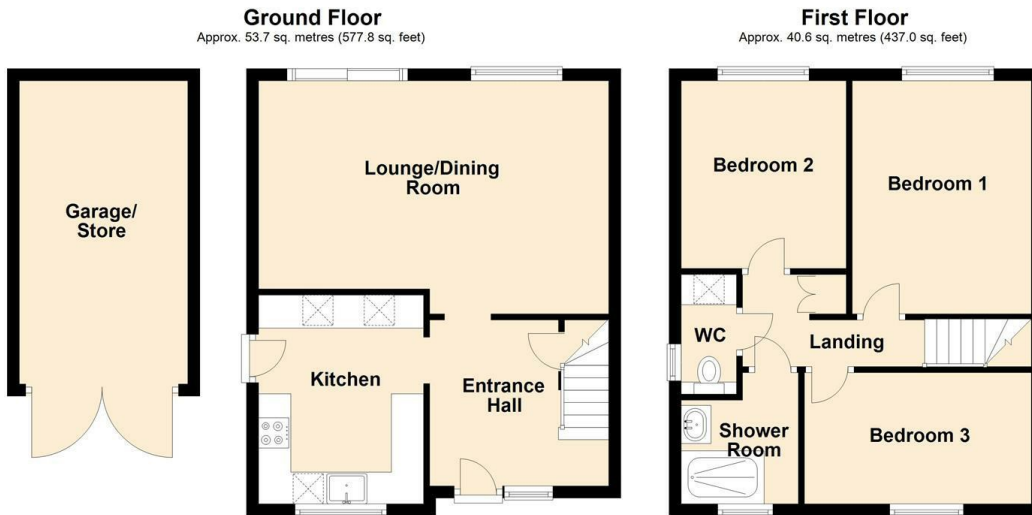
Large, newly landscaped west facing garden comprising decked area to the immediate rear with pergola over, wood seating, table and planters; gravel border, large area laid to lawn and a variety of plants, trees and shrubs. Enclosed by newly erected fencing with lighting.

### Garage/Store

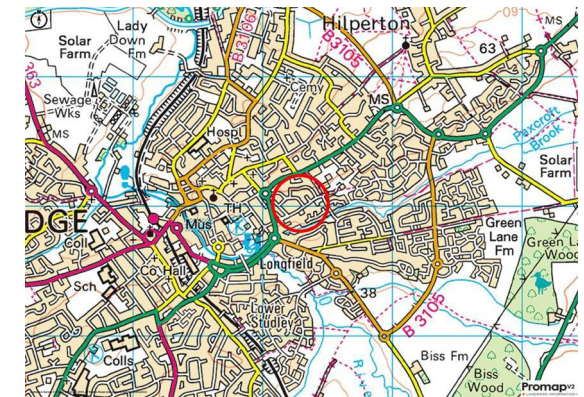
16'5 x 9'3 (5.00m x 2.82m)  
Double doors to the front. Power and lighting.



Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **D**



Total area: approx. 94.3 sq. metres (1014.8 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.