



KINGSTONS



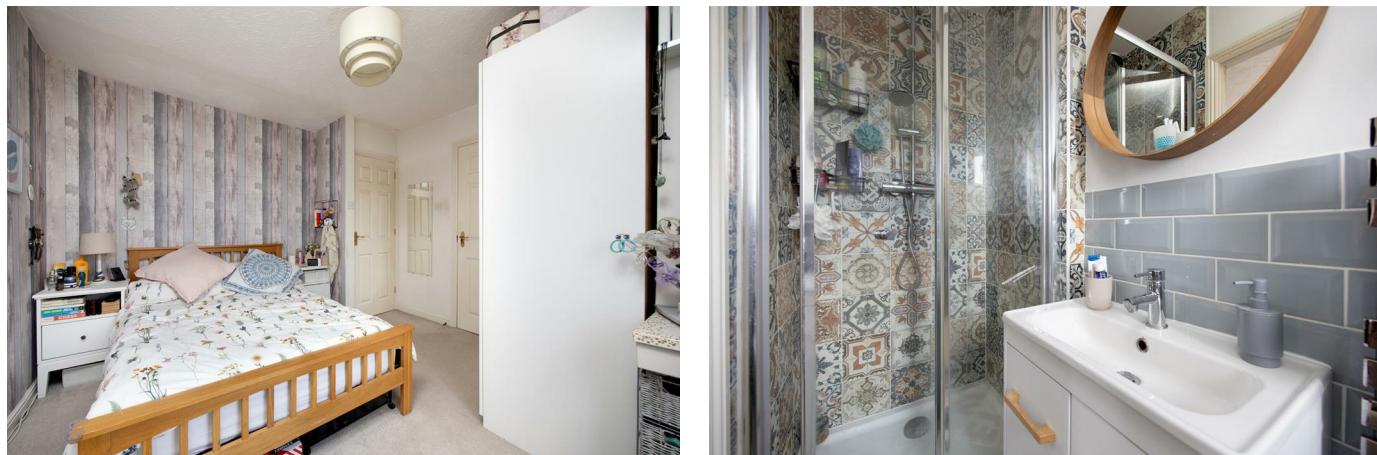
15 Foxglove Drive

Trowbridge BA14 7SQ

A well presented and extended three bedroom semi-detached family home tucked away within a small cul-de-sac in the Hilperton Marsh area, close to well-regarded primary school, shop/post office and Kennet & Avon canal. Updated accommodation comprises entrance hall, cloakroom, living room, dining room, conservatory, snug, office, kitchen, refitted en suite shower room and refitted family bathroom. Benefits include UPVC double glazing (majority replaced in 2023), gas central heating with replacement boiler (2022), good sized garden with private aspect and driveway providing off road parking. Viewing recommended.

Offers Over £280,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Wood effect flooring and coving. Smoke alarm. Thermostat. Stairs to the first floor with cupboard under. Panelled doors off and into:

Kitchen

11'9" x 7'9" (3.57 x 2.37)
UPVC double glazed window to the front. Radiator. Solid wood shaker style kitchen with a range of wall, base and larder units with tiled splash-backs and wood effect work surfaces. Ceramic sink drainer unit with spray mixer tap. Built-in stainless steel electric oven and four-ring gas hob. Plumbing for washing machine. Space for fridge/freezer. Space for small table. Wood effect flooring.

Living Room

16'11" x 14'8" max (5.15 x 4.46 max)
UPVC double glazed window to the rear. Two radiators. Feature fireplace with wood mantle and marble surrounds. Television point. Coving. Carbon monoxide alarm. Panelled door to under stairs storage cupboard. Part glazed door to the dining room. UPVC double glazed sliding patio doors to the:

Conservatory

11'7" x 9'4" (3.52 x 2.85)
UPVC double glazed and brick construction with French doors to the side. Radiator. Tiled flooring.

Dining Room
17'5" x 7'10" max (5.30 x 2.38 max)
UPVC double glazed window to the rear.
Radiator. Part glazed bi-fold doors to the:

Snug
7'10" x 7'4" (2.40 x 2.24)
Radiator. Part glazed bi-fold doors to the:

Office
7'10" x 3'7" (2.38 x 1.10)
UPVC double glazed window to the front.
Wood effect flooring. Access to loft space.

Cloakroom
Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising circular wash hand basin with cupboard under and w/c. Wood effect flooring. Fuse box.

FIRST FLOOR

Landing
Radiator. Coving. Smoke alarm. Access to loft space housing combi boiler - installed in 2022. Panelled doors off and into: airing cupboard with shelving.

Bedroom One
11'5" x 11'3" max (3.49 x 3.43 max)
UPVC double glazed window to the front.
Radiator. Panelled door to the:

Refitted En Suite Shower Room
Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains rain-fall shower over, additional shower attachment and sliding doors enclosing,

wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Extractor fan. Shaving point.

Bedroom Two
12'3" x 8'2" (3.73 x 2.48)
UPVC double glazed window to the rear.
Radiator.

Bedroom Three
8'11" x 6'3" (2.71 x 1.90)
UPVC double glazed window to the rear.
Radiator.

Refitted Family Bathroom
Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains rain-fall shower over and additional shower attachment, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring. Extractor fan. Shaving point.

EXTERNALLY

To The Front
Path to the front door with storm porch over and entrance light. Driveway providing off road parking for two vehicles. Gated side pedestrian access to the rear. Outside tap.

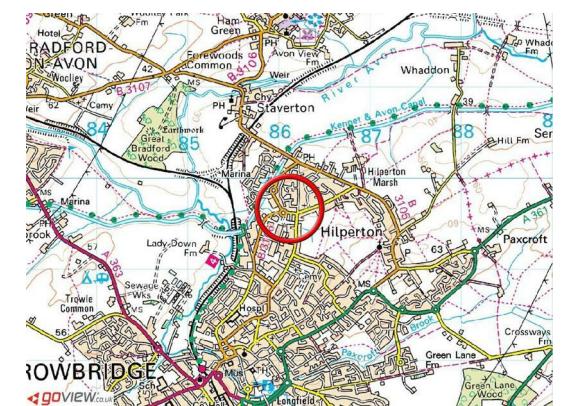
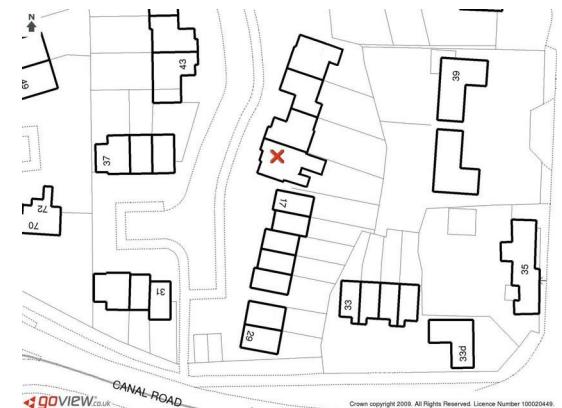
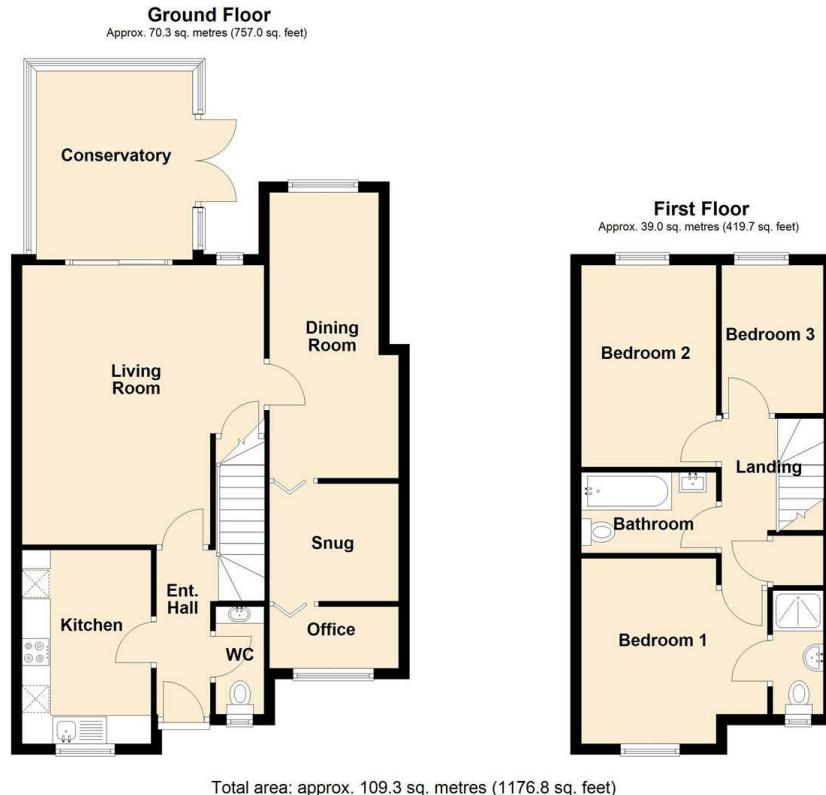
To The Rear
Good sized enclosed garden with private aspect comprising gravel and paved patio areas to the immediate rear, area laid to lawn, additional gravel patio area and a variety of plants, trees and shrubs. Garden shed. Outside light. All enclosed by fencing.







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



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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.