



KINGSTONS

27 Foxglove Drive

Trowbridge BA14 7SQ

A well presented 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, play area, shop/post office, garden centre/café and Kennet & Avon canal. Accommodation comprises entrance hall, cloakroom, fitted kitchen, lounge/dining room with patio doors onto garden, and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized, low maintenance garden with private aspect, garage and driveway providing off road parking for two vehicles. Viewing highly recommended.

Guide Price £265,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Stairs to the first floor. Thermostat. Wood effect flooring and coving. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Wash hand basin with tiled splash-backs and w/c. Wood effect flooring.

Kitchen

9'2" x 7'10" (2.80 x 2.40)

UPVC double glazed window to the front. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Single sink drainer unit with mixer tap. Built-in electric oven and four-ring induction hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Cupboard housing Potterton gas boiler. Heating controls. Wood effect flooring. Fuse box.



Lounge/Dining Room

14'9" x 14'5" (4.50 x 4.40)
UPVC double glazed window and French doors to the rear. Two radiators. Fireplace with gas point. Television and telephone points. Coved ceiling. Panelled door to the downstairs storage cupboard.

FIRST FLOOR

Landing

Access to loft space with ladder. Coved ceiling. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

12'10" x 8'2" (3.90 x 2.50)
Two UPVC double glazed windows to the front. Radiator. Built-in double and single wardrobes.

Bedroom Two

9'6" x 6'7" (2.90 x 2.00)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

7'10" x 6'7" (2.40 x 2.00)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising

panelled bath with integrated chrome shower and screen enclosing, pedestal wash hand basin and w/c. Extractor fan. Shaving point. Wood effect flooring.

To The Front

Area laid to lawn with various shrubs. Path to the front door with storm porch over.

To The Rear

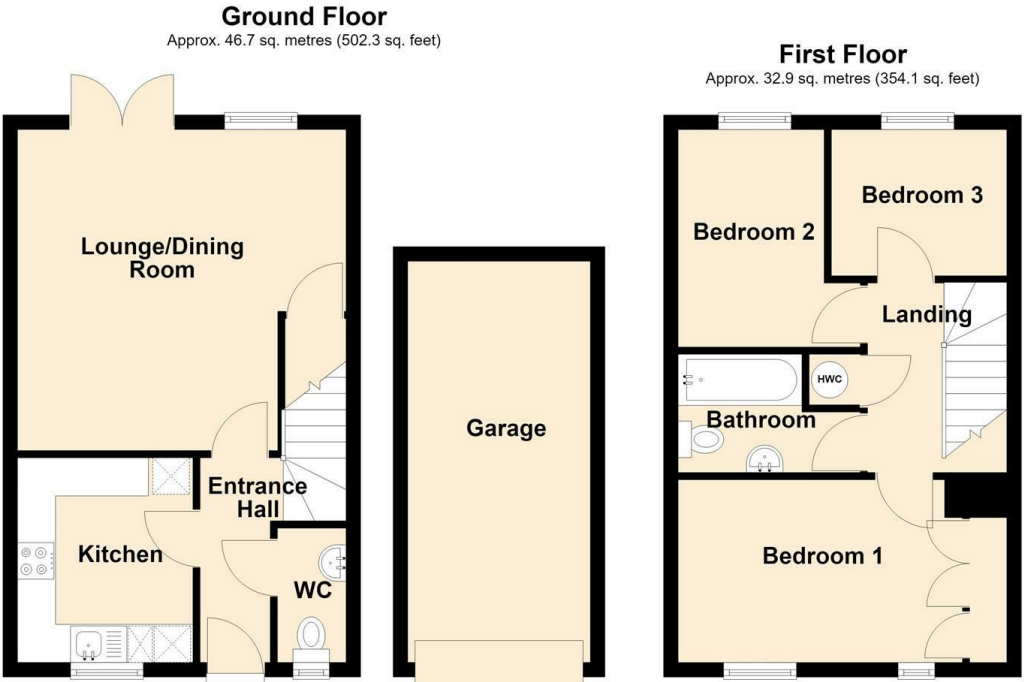
Enclosed low maintenance landscaped garden with private aspect comprising area laid to artificial lawn, stone chipping borders and paved patio area. Enclosed by fencing and walling.

Garage

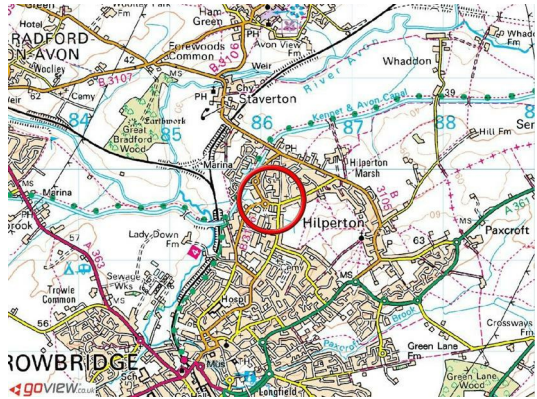
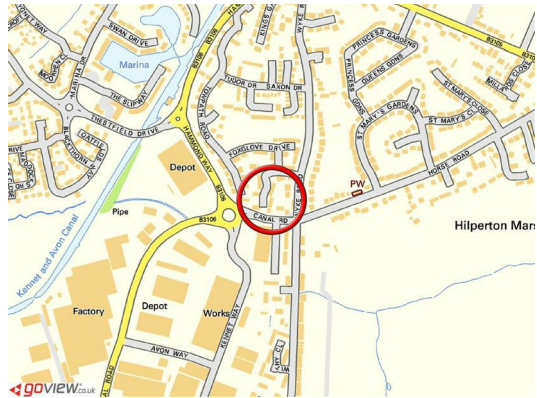
18'1" x 8'2" (5.50 x 2.50)
Up and over door to the front. Driveway to the front providing additional parking.



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



Total area: approx. 79.6 sq. metres (856.4 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.