



11 Eagle Park Trowbridge BA14 7GD

A beautifully presented, double fronted, detached family home; tucked away in a small cul-de-sac over looking parkland and countryside on the West Ashton side of town. The modern, neutrally decorated interior boasts entrance hall, cloakroom, dual aspect living room & kitchen/dining room, utility room, four DOUBLE bedrooms, family bathroom & ensuite shower room. Additional features include uPVC double glazing, gas central heating system, beautifully tended, private gardens, double garage and block paved driveway for up to four vehicles.

Offers Over £400,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door front. Obscured uPVC double glazed window to side. Radiator. Stairs to first floor with storage cupboard under. Gas central heating thermostat. Smoke alarm. Ceramic tiled floor. Panelled doors off and into:

Cloakroom

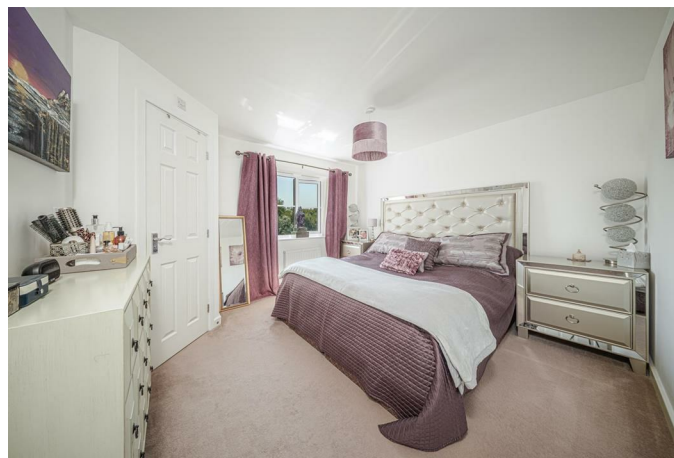
Obscured uPVC double glazed window to front. Radiator. Pedestal wash hand basin with tiled splashbacks and dual flush WC. Fuse box. Ceramic tiled floor.

Living room

20'6" x 12'1" (6.24 x 3.68)
uPVC double glazed window to front and uPVC double glazed French doors to rear. Two radiators. Television point. Feature fireplace with living flame gas fire, granite hearth and wood mantle.

Kitchen/Dining room

20'5" x 10'4" (6.22 x 3.15)
uPVC double glazed window to front and two rear. Two radiators. Comprehensive range of shaker style wall and base units with stone effect square edged worktops over and tiled splash-back. Stainless steel one and half bowl sink unit with mixer tap. Stainless steel Indesit double oven. Four burner stainless steel gas hob with stainless steel extractor fan over. Integrated Indesit dishwasher. Integrated fridge/freezer. Space for large dining table. Ceramic tiled floor.



Utility Room

9'8" x 5'11" (2.94 x 1.80)

Double glazed panel door to rear. Radiator. Wall hung Ideal logic central heating boiler and central heating control unit. Range of wall and base units with squared edge stone effect worktop and tiled splash-back. Stainless steel single drainer sink unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Ceramic tiled floor. Extractor fan.

FIRST FLOOR

Landing

Radiator. Access to partially board in loft space. Panel doors off and into family bathroom.

Bedroom One

12'8" x 11'10" (3.86 x 3.60)

uPVC double glazed window to front. Radiator. Panel door into:

En Suite Shower Room

Obscure uPVC double glazed window to front. Radiator. White three-piece suite with part tiled surrounds comprising large shower cubicle with mains rain-fall shower over, additional shower attachment and bi-fold glass doors with chrome finish enclosing. Tiled effect vinyl floor. Shaver point. Extractor fan.

Bedroom Two

11'10" x 11'10" (3.60 x 3.60)

uPVC double glazed window to front. Radiator. Panel door into:

En Suite Shower Room

Radiator. White three-piece suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin with mixer tap and dual flush WC. Wood effect vinyl floor. Extractor fan.

Bedroom Three

9'8" x 8'11" (2.94 x 2.72)

uPVC double glazed window to rear. Radiator.

Bedroom Four

8'11" x 8'10" (2.72 x 2.69)

uPVC double glazed window to rear. Radiator, Panelled door to cupboard with hanging rail.

Family Bathroom

Obscured uPVC double glazed window to rear. Radiator. White three piece suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin with mixer tap, and dual flush WC. Tiled effect vinyl floor. Shaver point. Panelled door into: airing cupboard with linen shelving and pressurised hot water cylinder.

EXTERNALLY

To The Front

Paved path to front door. Storm porch with entrance light. Area laid to lawn either side of footpath. Feature flowerbeds stocked with a variety of plants and shrubs. 10 foot hedge to front affording private aspect. Gas & Electric Meters.

To The Rear

A good sized enclosed rear garden comprising block paved patio to the immediate rear, large area laid to lawn, and borders stocked with a variety of plants, trees and shrubs. To either side of the property there is a footpath leading to bin storage area and additional paved area with space for garden shed. Outside tap and external light. Block paved pathway leading up to rear gated access onto double block paved driveway. The plot is all enclosed by fencing and walling and boasts a very private aspect.

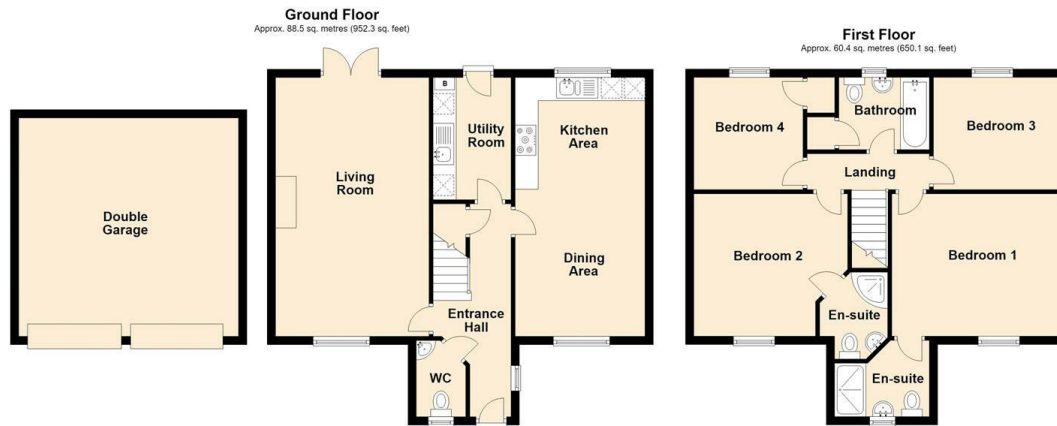
Double garage & Driveway

17'3" x 17'1" (5.25 x 5.20)

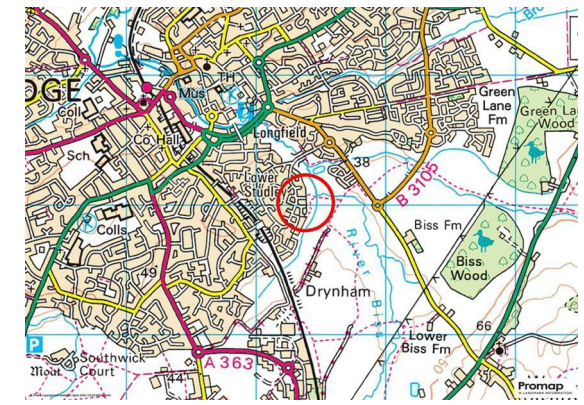
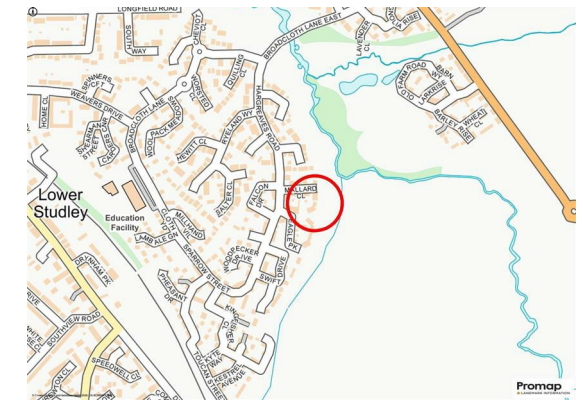
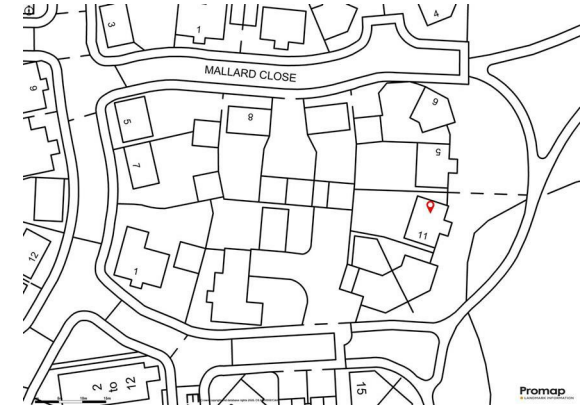
Two up and over doors to front. Storage to eaves. Power and light. Block paved driveway for four vehicles.



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



Total area: approx. 148.9 sq. metres (1602.4 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.