



KINGSTONS



24 Fleur De Lys Drive Southwick Trowbridge BA14 9QH

A fantastic opportunity to purchase this deceptively spacious, three bedroom end of terrace family home tucked away in a small cul-de-sac within the highly regarded village of Southwick close to primary school, Southwick country park and Farmhouse pub. The interior comprises entrance hall, living room, dining room, modern kitchen, family bathroom, three bedrooms with built in wardrobes, uPVC double glazing and modern electric radiators. External features include enclosed private garden, good sized front garden with potential to create off road parking (subject to P.P), and single garage in nearby block. Viewing is highly recommended, vendor suited.

Offers Over £240,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed window and sliding door to the front. Coat hanging space. Tiled flooring. Obscured double glazed windows and composite door to the:

Entrance Hall

Modern electric radiator. Stairs to the first floor with storage cupboard under. Newly laid wood effect flooring. Smoke alarm. Panelled doors off.

Living Room

13'6" x 10'5" (4.12 x 3.17)

UPVC double glazed window to the front. Modern electric radiator. Wood effect flooring, wall lights and coving. Television point.

Dining Room

9'5" x 7' (2.86 x 2.14)

UPVC double glazed window to the rear. Modern electric radiator. Newly laid wood effect flooring and coving. Doorway to the:



Kitchen

9'9" x 9'7" (2.96 x 2.91)

UPVC double glazed window and door to the rear. Range of modern wall, base and drawer units with tiled splash-backs and wood effect work tops. Stainless steel single sink drainer unit with mixer tap. Space for electric cooker with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wood effect flooring. Electric fan heater. High level cupboard housing fuse box.

FIRST FLOOR

Landing

Access to part boarded loft space with ladder. Balustrade. Smoke alarm. Panelled doors off and into: linen cupboard with shelving.

Bedroom One

11'5" x 8'11" (3.47 x 2.72)

UPVC double glazed window to the front. Modern electric radiator. Built-in double wardrobe with cupboard over. Coving.

Bedroom Two

10'3" x 9'5" (3.12 x 2.87)

UPVC double glazed window to the rear. Modern electric radiator. Built-in double wardrobe with cupboard over.

Bedroom Three

7'11" x 7'10" (2.42 x 2.40)

UPVC double glazed window to the front. Modern electric radiator. Built-in double cupboard. Coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with part tiled surrounds comprising panelled bath with Triton electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan. Electric fan heater.

EXTERNALLY

To The Front

Path to the front door with contemporary entrance light. Good sized garden with area laid to lawn, borders with a variety of plants and shrubs; and high hedgerow. Path leading to pedestrian gate to the rear garden.

To The Rear

Enclosed rear garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and border with a variety of plants and shrubs. Garden shed. Outside tap. All enclosed by fencing.

Garage

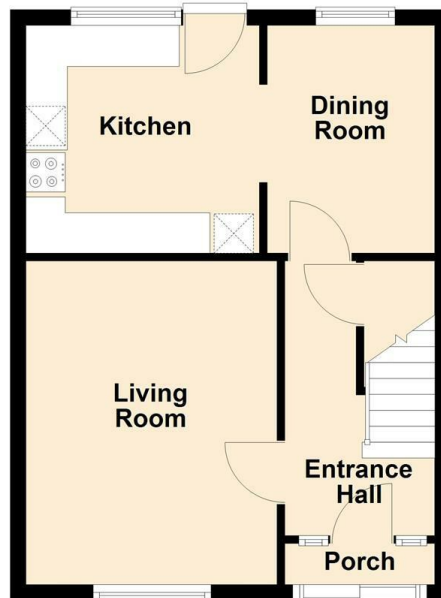
Located in nearby block. Up and over door to the front.



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

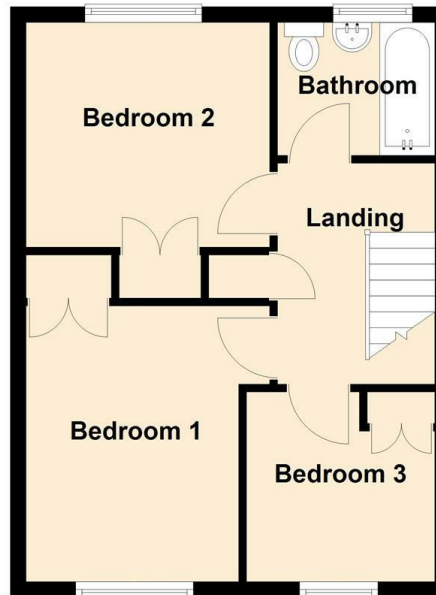
Ground Floor

Approx. 37.1 sq. metres (398.8 sq. feet)

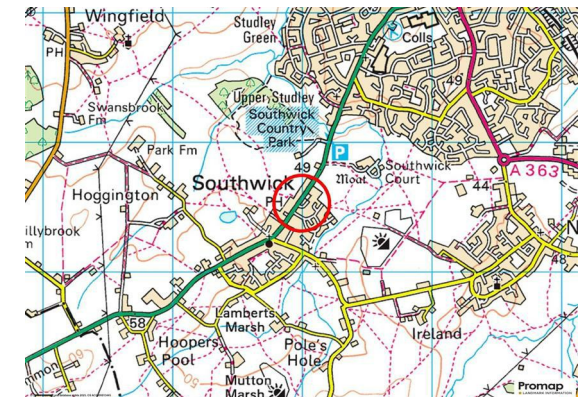
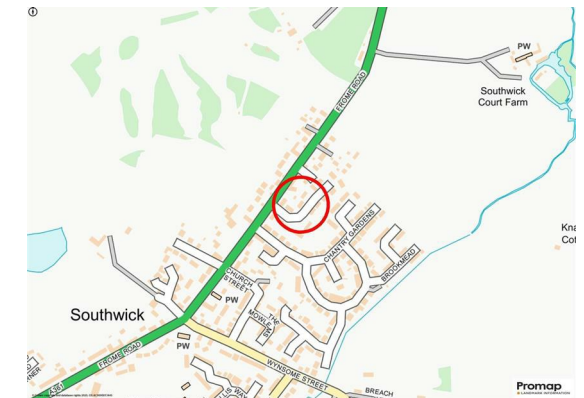


First Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 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.