



28 Foxglove Drive

Trowbridge BA14 7SQ

A deceptively spacious two 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, living room, kitchen/diner with patio doors onto garden, two double bedrooms, en suite shower room and bathroom. Benefits include UPVC double glazing, gas central heating, good sized, low maintenance garden with private aspect and driveway providing off road parking for two vehicles. Ideal first time buy or investment - offered for sale with no onward chain.

Guide Price £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Mat-well. Coving. Stairs to the first floor. Fuse box. Door to the:

Living Room

13'8 x 11'3 (4.17m x 3.43m)
UPVC double glazed bay window to the front. Two radiators. Television and telephone points. Coving. Door to understairs storage cupboard. Door to the:



Kitchen/Diner

14'4 x 8'1 (4.37m x 2.46m)
UPVC double glazed window to the rear. Radiator. Range of wall and base and units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring to kitchen area. Wall mounted boiler. Space for table. Double glazed sliding patio doors to the rear. Mat-well.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing hot water tank.

Bedroom One

11'4 x 10'5 max (3.45m x 3.18m max)
UPVC double glazed bay window to the front. Radiator. Large built-in double wardrobe. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over, wash hand basin with

cupboard under and w/c. Shaving point and extractor fan.

Bedroom Two

11'5 x 7'1 (3.48m x 2.16m)
UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Shaving point.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Driveway providing off road parking for two vehicles. Gated side pedestrian access to the rear.

To The Rear

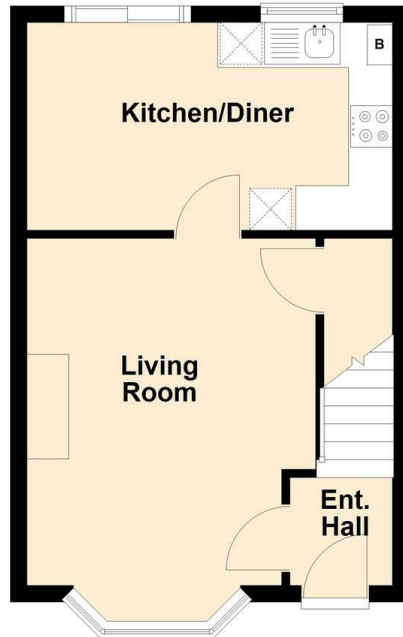
Good sized, low maintenance garden with private aspect comprising small patio area to the immediate rear, area laid to loose stone chippings and borders with a variety of plants, trees and shrubs. Garden shed. All enclosed by fencing.



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

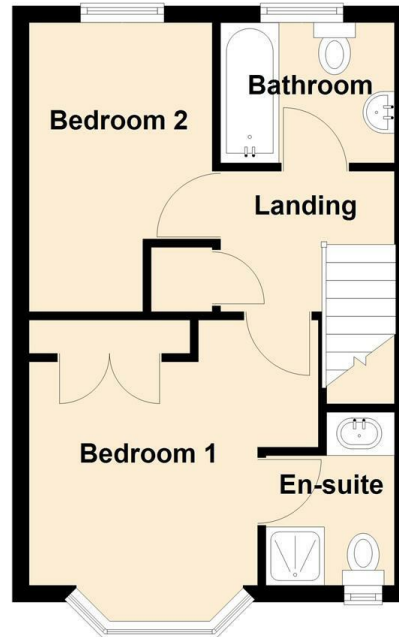
Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)

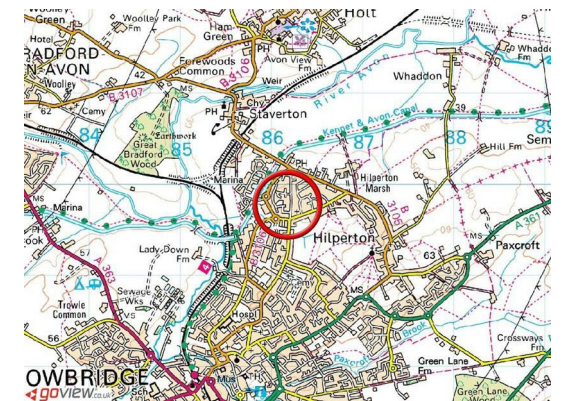


First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 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.