



KINGSTONS



## 7 Foxglove Drive

Trowbridge BA14 7SQ

A well presented and recently upgraded, extended three/four-bedroom house situated within the well-regarded Foxglove Drive cul de sac close to the historic K&A canal, popular garden centre restaurant, primary schools and local shop/post office store. The spacious modern interior boasts entrance porch, fitted kitchen/breakfast room with integrated appliances, living/dining room with bi-fold doors on to garden, utility/boot room, ground floor shower room, ground floor bedroom/family room, three first floor bedrooms and family bathroom. The property also features modern central heating, double glazing, enclosed private garden, garden room/home office and double driveway providing parking for at least two vehicles. The property is sold with the added benefit of no onward chain.

**Guide Price £315,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

6'11" x 3'356'3" (2.10 x 1023)

Double glazed, composite door to the front. Obscured UPVC double glazed window to the front. Wood effect flooring. Light. Space for coats etc. Obscured double glazed window and door to the:

### Entrance Area

Vertical radiator. High level cupboard housing fuse box. Stairs to the first floor. Smoke alarm. Wood effect flooring. Open plan to the:

### Kitchen/Breakfast Room

14'5" x 11'7" (4.40 x 3.54)

UPVC double glazed window to the front. Vertical radiators. Extensive range of modern, wall, base, drawer and larders units with splash-backs and solid wood lime oak work surfaces. Inset one and a half bowl sink unit with pull-down spray mixer tap. Built-in high level microwave oven and fan assisted electric oven with warming drawer under. Built-in Bosch four-ring induction hob. Integrated drinks fridge, dishwasher and fridge/freezer. Breakfast bar with seating for up to 4 chairs. Wood effect flooring. Contemporary sliding door to the:

### Living/Dining Room

14'6" x 12'2" (4.43 x 3.70)

Double glazed bi-fold doors to the rear. UPVC double glazed window to the rear. Contemporary vertical anthracite radiator. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Wood effect flooring. Television and telephone points. Panelled door to the:

### Utility/Boot Room

9' x 7'10" (2.75 x 2.40)

Obscured UPVC double glazed window to the side. Radiator. Modern larder and shelving units with splash-backs and work surface. Plumbing for washing machine. Space for dryer. Wood effect flooring. Panelled door to the shower room. Panelled door to the:



### **Family Room/Bedroom Four**

13'11" x 11'3" max (4.23 x 3.43 max)  
Double glazed windows to the sides with fitted blinds. Double glazed French doors to the rear. Radiator. Built-in double cupboard. Wood effect flooring.

### **Shower Room**

Obscured UPVC double glazed window to the front. Black towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screens enclosing, wall hung wash hand basin and w/c with dual push flush. Vanity station with built-in cupboard and large mirror. Tiled flooring. Access to loft space.

### **FIRST FLOOR**

#### **Landing**

Coving. Access to loft space. Panelled doors off and into: airing cupboard housing combi boiler and shelving.

#### **Bedroom One**

12'6" x 8'4" (3.80 x 2.54)  
Two UPVC double glazed windows to the front. Radiator. Contemporary panelling. Panelled doors to double wardrobe and single wardrobe. Telephone and Virgin cable points.

#### **Bedroom Two**

9'7" x 6'9" (2.93 x 2.05)  
UPVC double glazed window to the rear. Radiator.

#### **Bedroom Three**

7'7" x 6'6" (2.31 x 1.98)  
UPVC double glazed window to the rear. Radiator.

#### **Family Bathroom**

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Wood effect vinyl flooring. Extractor fan. Shaving point.

### **EXTERNALLY**

#### **To The Front**

Path to the front door. Area laid to lawn and borders with a variety of plants, trees, shrubs and

hedgerow. Driveway providing off road parking for at least two vehicles. Outside tap. Gas and electric meters. Gated side pedestrian access to the rear.

#### **To The Rear**

Enclosed rear garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and gravel borders. Paved path to garden room/home office. Gravel storage area to the side. All enclosed by fencing with gated pedestrian access to the front.

#### **Garden Room/Home Office**

12'2" x 10'10" max (3.70 x 3.30 max)  
Double glazed windows and sliding patio doors to the front. Power and lighting. Wood flooring and panelling to walls. Contemporary wall mounted electric heater. Doorway to store room.

#### **AGENTS NOTE:**

The property was purchased by the existing owner in 2022 after the property had suffered some historic movement to the front elevation. In ..... our vendor refurbished the house and had the repairs carried out by..... The vendor has a certificate issued by the contractors and their works are warrantied for 10 years.



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

