



## 23 Eastbourne Road

Trowbridge BA14 7HW

An attractive and deceptively spacious four bedroom semi-detached family home situated within walking distance of Trowbridge town centre, amenities, local shop and park. This Victorian property boasts abundant original period features throughout and comprises entrance hall with tiled flooring, living room with feature fireplace, dining room/bedroom four, refitted kitchen/breakfast room, utility/boot room, cloakroom, three bedrooms, refitted four piece family bathroom and large attic room currently used as the main bedroom. Benefits include UPVC double glazing (4 years guarantee remaining), gas central heating with modern Worcester boiler, good sized south-west facing garden with private aspect, 19ft x 15ft double garage/workshop and driveway providing off road parking. Viewing highly recommended.

**Offers Over £350,000**





## ACCOMMODATION

All measurements are approximate.

### Entrance Hall

Obscured double glazed, composite door to the front with transom window over. Original tiled flooring, coving and cornice. Stairs to the first floor with recess under. Doors off and into:

### Living Room

12'11 x 12'4 (3.94m x 3.76m)  
UPVC double glazed sash window to the front. Radiator. Feature stone fireplace with wood burner inset. Painted wood flooring, picture rail, coving and ceiling rose with fan light. Television point. 3 seater leather sofa included.

### Dining Room/Bedroom Four

12'6 x 10'2 (3.81m x 3.1m)  
UPVC double glazed window to the rear. Radiator. Alcoves with built-in cupboards and shelving. Painted wood flooring, picture rail, coving and ceiling rose.

### Refitted Kitchen/Breakfast Room

13'1 x 9'5 (3.99m x 2.87m)  
Two UPVC double glazed windows to the side. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Range electric cooker with extractor over. Plumbing for dishwasher. Breakfast bar with two stools included. Built-in dresser. Tiled flooring. Wall mounted Worcester boiler. Fuse box. Door to the:

### Utility/Boot Room

9'11 x 9'5 max (3.02m x 2.87m max)  
Obscured UPVC double glazed window to the side. UPVC double glazed windows and door to the rear. Rolled top work surface. Plumbing for washing machine. Space for dryer. Space for American style fridge/freezer. Tiled effect vinyl flooring. Door to the:

### **Cloakroom**

Small single glazed window to the side. Modern two piece white suite comprising corner wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring.

### **FIRST FLOOR**

#### **Landing**

Feature stained glass sky-light. Stairs to the second floor with small cupboard under. Built-in double linen cupboard. Smoke alarm. Doors off and into:

#### **Bedroom One**

12'5 x 10'3 (3.78m x 3.12m)  
UPVC double glazed window to the rear.  
Radiator. Feature cast iron fireplace.

#### **Bedroom Two**

12'9 x 8'4 (3.89m x 2.54m)  
UPVC double glazed sash window to the front. Radiator. Feature cast iron fireplace.

#### **Bedroom Three**

9'11 x 7'4 (3.02m x 2.24m)  
UPVC double glazed sash window to the front. Radiator.

#### **Study Area**

6'2 x 3'8 (1.88m x 1.12m)  
UPVC double glazed window to the side. Desk top.

#### **Refitted Family Bath & Shower Room**

Obscured UPVC double glazed window to the side. Victorian style chrome heated towel radiator. Four piece white suite with fully tiled surrounds comprising free standing rolled top bath with shower mixer tap, large double shower cubicle with mains rainfall shower over, additional shower attachment and sliding doors enclosing, pedestal wash hand basin and w/c. Wood effect flooring. Extractor fan. Medicine cabinet. Freestanding grey cupboard included.

### **SECOND FLOOR**

#### **Landing**

Access to eaves storage. Door to the:

#### **Attic Room**

15'10 x 15'2 max (4.83m x 4.62m max)  
Currently used as main bedroom. UPVC double glazed window to the rear. Radiator. Access to eaves storage.

#### **EXTERNALLY**

#### **To The Front**

Gate and path to the front door. Area laid to loose stone chippings with a variety of plants and shrubs. Enclosed by walling. gated side pedestrian access to the rear.

#### **To The Rear**

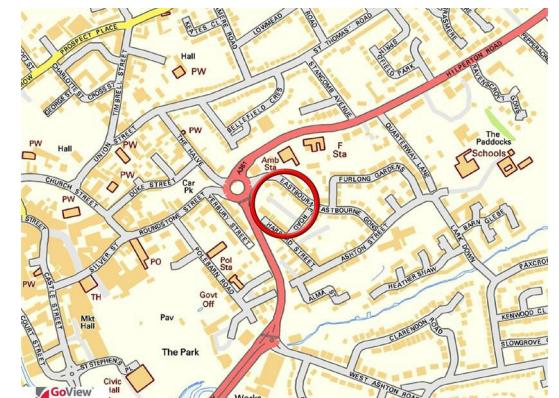
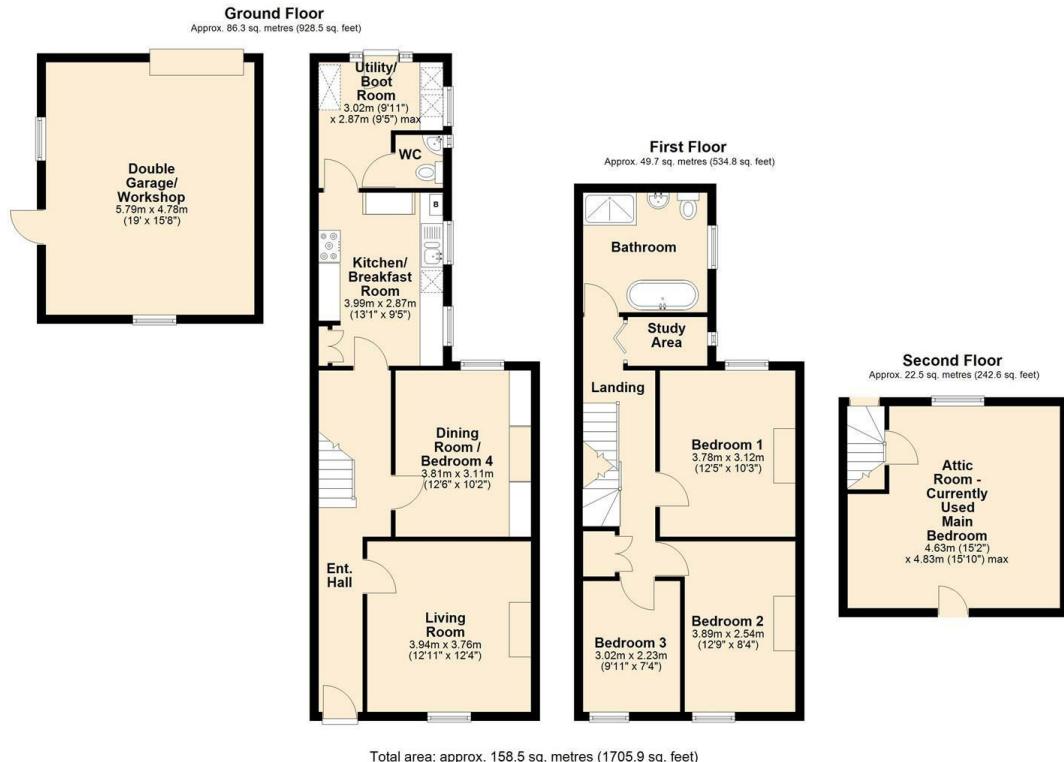
Good sized, south-west facing garden with private aspect comprising paved courtyard area to the side, paved patio area to the rear, area laid to lawn and well stocked, established borders with a variety of plants, trees and shrubs. Path leading to garage/workshop and driveway. Sensor lights. Outside tap. All enclosed by fencing with gated rear access.

#### **Double Garage/Workshop**

19'0 x 15'8 (5.79m x 4.78m)  
Up and over door to the front. UPVC double glazed window to the rear. Single glazed window to the side. Personal door to the side. Work bench. Power and lighting. Driveway to the front.



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



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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.