





29 Eastbourne Road

Trowbridge BA14 7HW

An extended 1930s, three bedroom semi-detached family home situated close to the town centre, shop, well regarded primary school, park and restaurant/cinema complex. The spacious interior boasts entrance hall, two reception rooms, sun room, refitted kitchen, utility, cloak/shower room, family bathroom, loft room, uPVC double glazing and gas central heating system. External features include enclosed gardens with decking and southerly aspect; driveway for up to four vehicles and double garage/workshop. The property is also sold with the added benefit of no onward chain.

Offers Over £300,000









ACCOMMODATION
All measurements are approximate

Entrance Hall
Composite double glazed door to front. Coat hanging space. Stairs to first floor with storage alcove beneath. Radiator. Wood effect floor, inset LED spotlights and coving. Panelled doors off. Opening into utility area.

Living Room
13'5" x 12' (4.10 x 3.66)
UPVC double glazed bay window to front. Two radiators. Feature fireplace with electric fire. High-level TV point. Wood effect flooring, two wall lights and coving. Opening to the:

Dining Room
12'4" x 11'1" (3.77 x 3.37)
Wood effect flooring and coving. Feature fireplace and built-in cupboards to alcoves. Smoke alarm. Opening to the utility area. Aluminium double glazed sliding patio doors into:

Sun Room
11'1" x 8'1" (3.37 x 2.47)
UPVC double glazed window to side and to rear. Tiled floor.

Utility Area
9'10" x 5'9" (3.00 x 1.76)
UPVC double glazed French doors to rear. Plumbing for washing machine and space for tumble dryer. Built-in cupboards with electric meter. Wood effect flooring. Opening to the:

Kitchen
10'5" x 9'10" max (3.18 x 3.00 max)
UPVC double glazed window to rear. Range of shaker style base, drawer and larder units with kick space lighting, metro tiled splash-backs and solid wood squared edge worktops. Insect stainless steel single sink drainer unit with mixer tap. Built-in high level Zanussi stainless steel double electric fan ovens. Built-in four ring electric Zanussi hob with stainless steel extractor fan over. Integrated fridge and freezer and dishwasher. High-level electrical consumer unit. Wood effect flooring and insect LED spotlights.

Cloak/Shower Room
White three piece suite comprising tiled shower enclosure with Mira electric shower over and bifold doors enclosing, wash basin with mixer tap and cupboard under; and dual flush WC. Tiled flooring and inset LED spotlights. Extractor fan.

FIRST FLOOR

Landing
UPVC double glazed window to side. Balustrade. Radiator. Smoke alarm. Doors off. Space saver staircase to second floor landing and loft room.

Bedroom One
13'5" x 10' (4.10 x 3.05)
UPVC double glazed bay window to front. Radiator. Feature cast iron fireplace. Alcove with freestanding double wardrobes either side. Coving. NB: room measurement is up to the wardrobes and not into the alcove.

Bedroom Two
12'2" x 9' (3.70 x 2.75)
UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes and built in desk/dressing table with drawer.

Bedroom Three
7'5" x 6'6" (2.26 x 1.98)
UPVC double glazed window to front. Radiator.

Refitted Family Bathroom
Obscured UPVC double glazed window to Rear. Chrome towel radiator. Wall hung Illuminated vanity cabinet. White three-piece suite with part tiled surrounds comprising panelled shower end bath with electric Aqualisa shower over and glass screen enclosing, wash basin with cupboard under and dual flush WC. Extractor fan. Tiled flooring and inset LED spotlights.

SECOND FLOOR

Landing
UPVC double glazed window to side. Wall Hung Vaillant central heating boiler. Carbon monoxide alarm. Smoke alarm. Door into:

Loft Room
13'11" x 10'11" (4.25 x 3.32)
Double glazed skylight window to rear with fitted blind. Additional double glazed skylight window to rear. Radiator. Feature alcove. Twin doors giving access to eaves storage and additional access to eaves storage.

EXTERNALLY

To The Front
Storm porch over front door with entrance light. Established tree and hedgerow enclosing. Gravel driveway providing parking for several vehicles.

To The Rear
Enclosed low maintenance garden with southerly aspect comprising decked area to the immediate rear, step down to lawn area, shrubs and paved patio. All enclosed by fencing with gated rear pedestrian access.

Double Garage/Workshop
17'5" x 16'2" max (5.32 x 4.92 max)
Up and over door to front. Workbench. Power and light. Personal door into hallway.







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



Total area: approx. 149.8 sq. metres (1612.8 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.