



24 Eastbourne Gardens Trowbridge Wiltshire BA14 7HR

A fantastic opportunity to purchase a spacious and extended, four bedroom semi-detached property conveniently located close to the local shop, town centre, railway station, supermarkets, park and St Stephens Place cinema/restaurant complex. This well maintained family home comprises entrance hall, large kitchen open plan to dining room, 24ft living room, conservatory, utility room, cloakroom, modern shower room and modern bathroom. Benefits include UPVC double glazing, gas central heating with modern Vaillant combi boiler, established landscaped gardens, large garage/workshop and driveway providing off road parking. Offered for sale with no onward chain - viewing is highly recommended.

Offers Over £290,000



Entrance Porch

Sliding double glazed door to the front. Obscure part glazed door and window to the:

Entrance Hall

Radiator. Telephone point. Stairs to the first floor with cupboard under. Part glazed door to the:

Breakfast Area

9'10 x 9'10 (3m x 3m)

Wall and base mounted units with tiled splash-backs and rolled top work surfaces. Larder cupboard with shelving. Tiled flooring. Door to understairs storage cupboard. Part glazed door to the side lobby. Stone archway leading to the kitchen. Part glazed door to the:

Living Room

24'1 x 12'6 max (7.34m x 3.81m max)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle, marble surrounds and electric fire inset. Television point. Wall lights. Glazed double doors to the:

Dining Room

9'10 x 9'0 (3m x 2.74m)

Radiator. Stone archway to the kitchen. Double glazed sliding patio doors to the:

Conservatory

12'9 x 10'10 (3.89m x 3.3m)

UPVC double glazed and brick construction with French doors to the side. Two radiators.

Kitchen

15'2 x 9'10 (4.62m x 3m)

Two UPVC double glazed windows to the rear. Radiator. Extensive range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for dishwasher. Tiled flooring. Wall mounted modern Vaillant combi boiler. Panelled door to the utility room. Stone archway to the breakfast area.



Utility Room

9'10 x 6'9 (3m x 2.06m)

Obscured UPVC double glazed window and door to the rear. UPVC double glazed window to the side. Radiator. Base mounted unit with tiled splash-back and rolled top work surface. Single sink drainer unit. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. Tiled flooring.

Side Lobby

UPVC double glazed door to the front. Tiled flooring. Door to the:

Cloakroom

Part tiled surrounds and modern white w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Access to loft space. Panelled doors off and into: large linen cupboard with shelving.

Bedroom One

12'1 x 9'9 (3.68m x 2.97m)

UPVC double glazed window to the front. Radiator. Built-in cupboards.

Bedroom Two

12'7 x 9'7 max (3.84m x 2.92m max)

UPVC double glazed window to the rear. Radiator. Wall lights.

Bedroom Three

10'0 x 9'10 (3.05m x 3m)

Roof sky light. Radiator. Built-in cupboards.

Bedroom Four

9'0 x 7'9 max (2.74m x 2.36m max)

UPVC double glazed window to the front. Radiator. Built-in cupboard.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern four piece

white suite with tiled surrounds comprising panelled bath, twin pedestal wash hand basins and w/c with dual push flush. Twin illuminated mirrors. Built-in cupboards. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Modern three piece white suite with tiled surrounds comprising walk-in shower enclosure with electric shower over and glass screens enclosing, wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

Steps up to the front door with entrance light; and steps up to the side lobby door with storm porch over and entrance light. Area laid to lawn with mixed borders with a variety of plants and shrubs. Bonded driveway providing off road parking. Gated side pedestrian access to the rear. Enclosed by walling and hedgerow.

To The Rear

Enclosed landscaped garden comprising block paved patio area to the immediate rear with retaining wall enclosing, steps up to area laid to lawn, patio area and well stocked mixed borders with a variety of plants and shrubs. Summer house. All enclosed by fencing and walling with gated side pedestrian access.

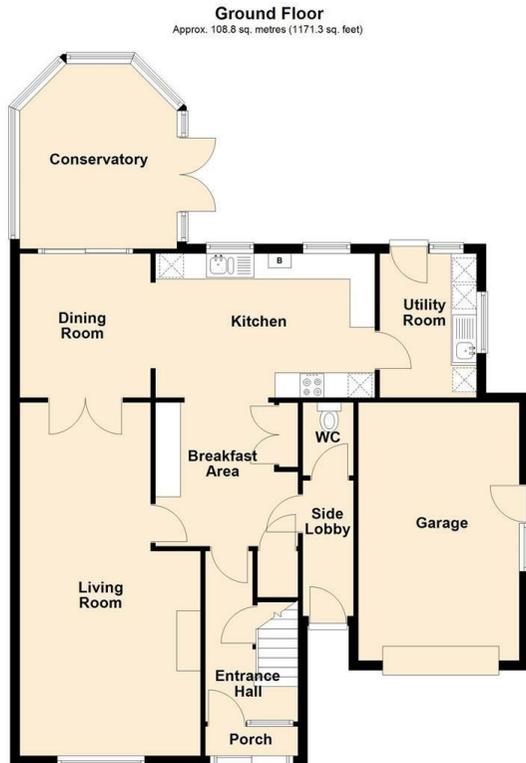
Garage/Workshop

17'7 x 11'8 (5.36m x 3.56m)

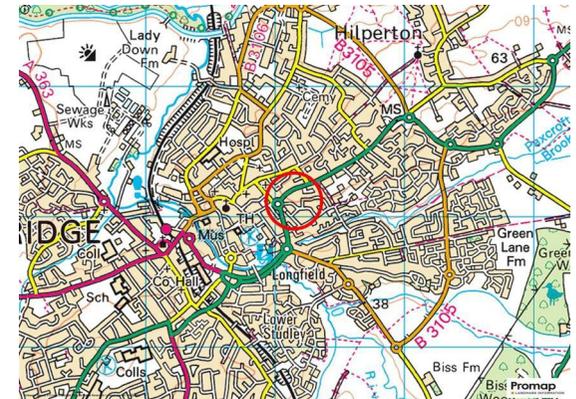
Electric rolled door to the front. Power and lighting. Shelving. Window and door to the side. Eaves storage with ladder.



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



Total area: approx. 170.0 sq. metres (1830.2 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.