



## 26 Fleur-De-Lys Drive

### Southwick Trowbridge BA14 9QH

A fantastic opportunity to purchase a newly refurbished three bedroom terrace property situated in a cul de sac position in the popular village of Southwick close to public house, shop, school and country park. The deceptively spacious accommodation comprises entrance porch, living room, dining room, conservatory, newly fitted kitchen, three bedrooms and newly fitted family bathroom. Benefits include UPVC double glazing, updated electrics including new electric radiators and fuse box, new flooring throughout, low maintenance garden with private aspect, garage and potential to create driveway (subject to permissions). Offered for sale with no onward chain. Early viewing highly recommended.

**Guide Price £250,000**





## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

Obscured UPVC double glazed door to the front with side panel windows. UPVC double glazed window to the side. Coat hanging space. Light. Part obscured glazed door with side panel windows to the:

### Living Room

17'4 x 13'11 (5.28m x 4.24m)

UPVC double glazed window to the front. Two electric radiators. Stairs to the first floor. Feature fireplace. Smoke alarm. Television point. Opening to the:

### Dining Room

10'2 x 9'4 (3.1m x 2.84m)

UPVC double glazed French doors to the conservatory. Electric radiator. Cupboard housing newly installed fuse box. Opening to the:

### Newly Fitted Kitchen

9'5 x 7'2 (2.87m x 2.18m)

UPVC double glazed window to the rear. Range of modern wall, base and drawer units with wood effect work tops. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Vinyl flooring and inset ceiling spotlights. Smoke alarm.



### **Conservatory**

14'9 x 7'5 (4.5m x 2.26m)  
Double glazed construction with sliding patio doors to the rear.

### **FIRST FLOOR**

#### **Landing**

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

#### **Bedroom One**

13'7 x 10'5 max (4.14m x 3.18m max)  
UPVC double glazed window to the front.  
Electric radiator.

#### **Bedroom Two**

10'5 x 9'5 (3.18m x 2.87m)  
UPVC double glazed window to the rear.  
Electric radiator.

#### **Bedroom Three**

7'11 x 7'8 max (2.41m x 2.34m max)  
UPVC double glazed window to the front.  
Electric radiator. Built-in cupboard.

#### **Newly Fitted Bathroom**

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Extractor.

### **EXTERNALLY**

#### **To The Front**

Path to the front door. Hedgerow. Area laid to block paving with gravel borders.

#### **AGENTS NOTE:**

Potential to create parking/driveway by dropping the kerb; subject to permissions.

#### **To The Rear**

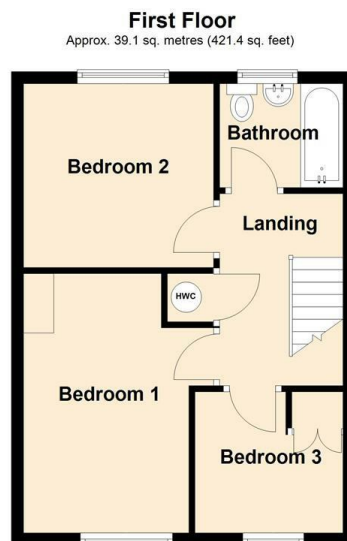
Enclosed, low maintenance garden with private aspect comprising paved area to the immediate rear, step up to paved area with gravel borders. Enclosed by fencing and walling with rear pedestrian access.

#### **Garage - In Block**

Up and over door to the front.



Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **E**



Total area: approx. 91.1 sq. metres (981.1 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.

