



## 35 Foxglove Drive

Trowbridge BA14 7SQ

A beautifully presented and updated three bedroom end of terrace house tucked away within a small cul-de-sac in the Hilperton Marsh area, close to well-regarded primary school, shop/post office and Kennet & Avon canal. Features include entrance hall, refitted cloakroom, lounge/dining room, refitted kitchen and refitted family bathroom. Benefits include UPVC double glazing, gas central heating, low maintenance south facing garden with private aspect, attached garage and driveway providing off road parking. Viewing recommended.

**Offers Over £260,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Stairs to the first floor. Tiled flooring and coving. Panelled doors off and into:

### Lounge/Dining Room

14'7 x 14'4 (4.45m x 4.37m)

UPVC double glazed window and French doors to the rear. Two radiators. Feature fireplace with wood mantle, marble surrounds with living flame gas fire inset. Television point. Panelled door to under stairs storage cupboard. Wood effect flooring, dado rail and coving.

### Refitted Kitchen

9'3 x 7'11 (2.82m x 2.41m)

UPVC double glazed window to the front. Range of modern wall, base and drawer units with wood effect rolled top work surfaces. Ceramic single sink drainer unit with pull-down spray mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel four-ring gas hob with glass splash-backs and extractor hood over. Plumbing for dishwasher. Integrated fridge. Tiled flooring. Cupboard housing Worcester boiler - installed approx. 5 years ago.

### **Refitted Cloakroom**

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring.

## **FIRST FLOOR**

### **Landing**

Balustrade. Smoke alarm. Access to part boarded loft space with, power, light and ladder. Coving. Panelled doors off and into: airing cupboard housing tank and shelving.

### **Bedroom One**

12'5 x 8'4 (3.78m x 2.54m)  
Two UPVC double glazed windows to the front. Radiator. Built-in double and single wardrobes with hanging rails and shelving. Television and telephone points. Dado rail.

### **Bedroom Two**

9'6 x 6'7 (2.90m x 2.01m)  
UPVC double glazed window to the rear. Radiator.

### **Bedroom Three**

7'8 x 6'7 (2.34m x 2.01m)  
UPVC double glazed window to the rear. Radiator.

### **Refitted Family Bathroom**

Chrome towel radiator. Three piece

white suite with part tiled surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Large mirror. Built-in cupboard. Vinyl flooring and inset ceiling spotlights. Extractor fan.

## **EXTERNALLY**

### **To The Front**

Paved path to the front door with storm porch over and entrance light. Large bed with a variety of plants and shrubs. Driveway providing off road parking.

### **To The Rear**

Low maintenance south facing garden with private aspect comprising area laid to paving, pergola and pebble borders with and variety of plants and shrubs. External tap and light. All enclosed by fencing and walling with willow screening.

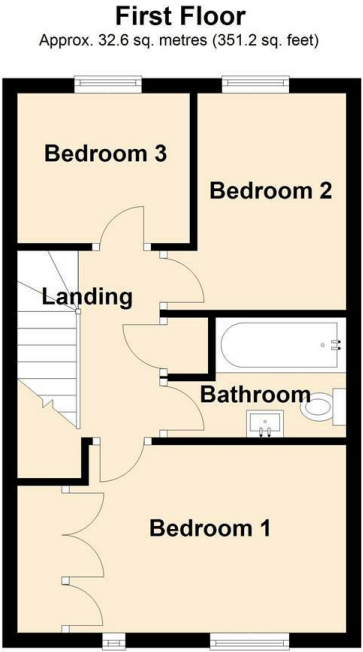
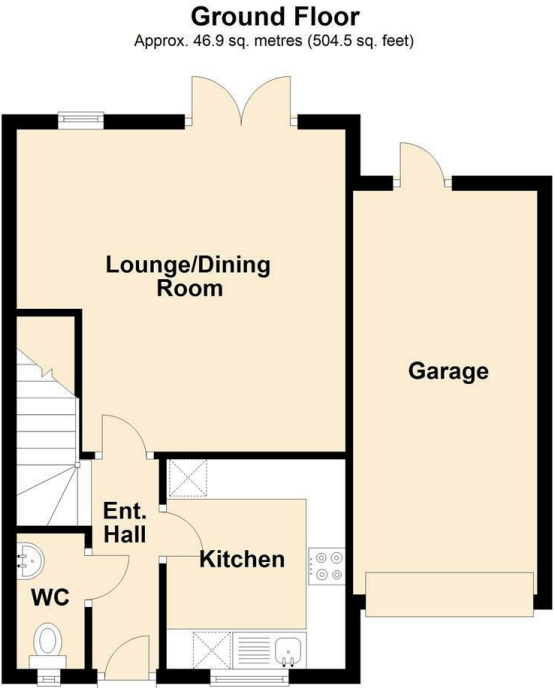
### **Garage**

18'1 x 8'2 (5.51m x 2.49m)  
Up and over door to the front. Power and lighting. Eaves storage. Plumbing for washing machine. UPVC double glazed door to the rear.

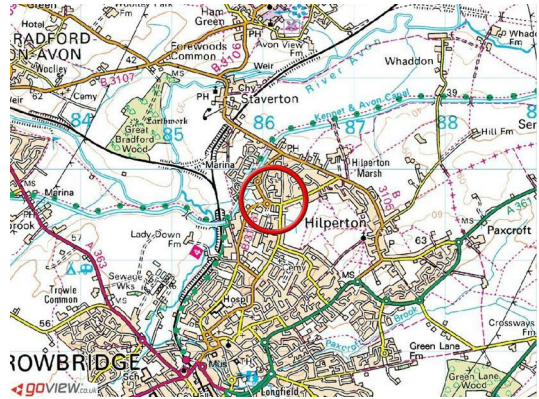
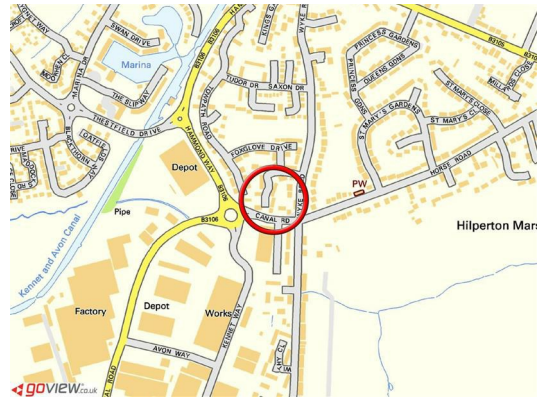




Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **D**



Total area: approx. 79.5 sq. metres (855.7 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.