



11 Foxglove Drive

Trowbridge BA14 7SQ

- Well Presented Three Bedroom Semi-Detached in Popular Area
- Two Reception Rooms & Garden Room
- Cloakroom & Pantry/Utility
- UPVC double Glazing
- Good Sized East Facing Garden
- Small Cul-De -Sac Close to Primary School, Shop/Post office & Canal
- Refitted Kitchen with Integrated Appliances
- En Suite Shower Room & Bathroom
- Gas Central Heating
- Driveway Providing Parking

Offers Over £270,000



Entrance Hall

Obscured double glazed, panelled door to the front. Radiator. Bamboo wood flooring. Stairs to the first floor. Thermostat. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Wash hand basin with tiled splash-backs and w/c with dual push flush. Fuse box.

Refitted Kitchen

11'8" x 7'8" (3.57 x 2.35)
UPVC double glazed window to the front. Radiator. Extensive range of shaker style wall, base and drawer units with metro tiled splash-backs and rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel five-ring gas hob with extractor hood over. Built-in high level stainless steel electric oven. Integrated dishwasher, fridge and freezer. Plumbing for washing machine. Tiled flooring and inset ceiling spotlights. Enclosed boiler and heating controls.



Living Room

16'8" x 14'7" max (5.08m x 4.45m max)
Double glazed sliding patio doors to the rear. Radiator and contemporary vertical radiator. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television point. Bamboo wood flooring and coving. Panelled door to under stairs storage cupboard. Panelled door to the:

Dining Room

12'1" x 8'3" (3.69 x 2.53)

Radiator. Wood effect flooring. Panelled door to pantry/utility. Smoke alarm. Double glazed French doors to the:

Garden Room/Conservatory

13'5" x 9'0" max (4.10 x 2.75 max)

UPVC double glazed and brick construction with poly-carbonate roof and French doors to the side. Radiator. Tiled flooring and wall lights.

Pantry/Potential Utility

8'3" x 4'9" (2.53 x 1.46)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Power and lighting. Potential to convert into a utility room.

FIRST FLOOR

Landing

Radiator. Balustrade. Access to loft space with ladder. Smoke alarm. Coving. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

11'2" x 9'6" max (3.41 x 2.90 max)

UPVC double glazed window to the front. Radiator. Built-in double and single wardrobes with panelled doors enclosing. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains

shower and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Glass shelf and illuminated mirror. Wood effect vinyl flooring. Shaving point.

Bedroom Two

11'11" x 8'1" (3.64 x 2.47)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'9" x 6'2" (2.69 x 1.90)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Radiator. Three piece white suite with tiled surrounds comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

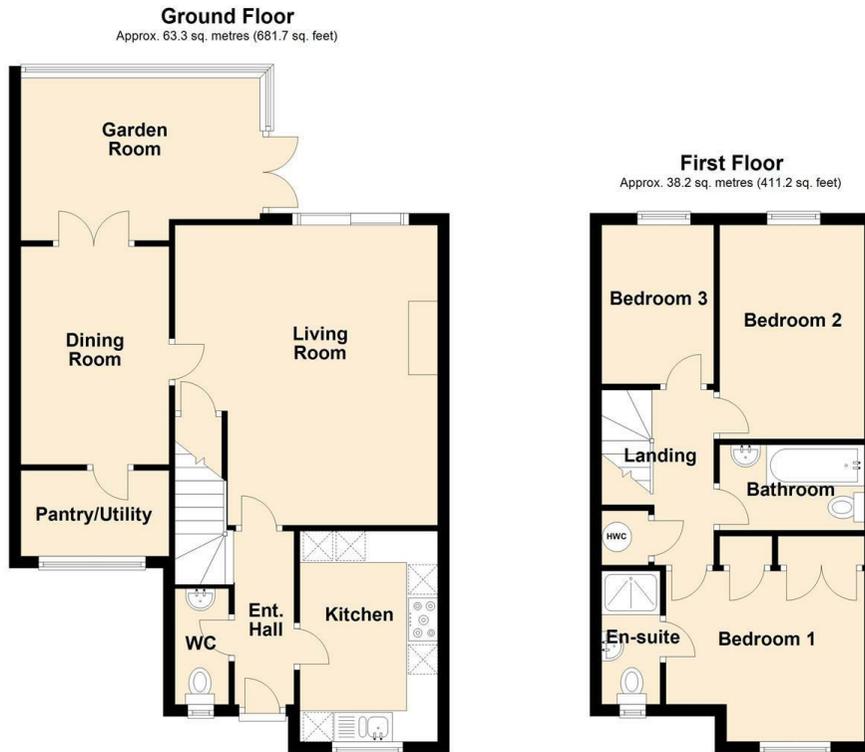
Path to the front door with storm porch over and entrance light. Driveway providing parking. Areas laid to lawn and hedgerow. Gas and electric meters.

To The Rear

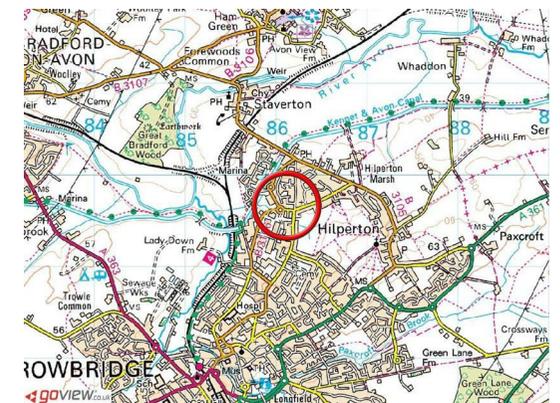
Good sized enclosed garden comprising paved patio area to the immediate rear with sun awning, large area laid to lawn and a variety of plants and shrubs. Out tap. Garden shed. All enclosed by fencing.



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



Total area: approx. 101.5 sq. metres (1092.9 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.