



12 Thestfield Drive Staverton Trowbridge BA14 8AD

We are pleased to offer for sale, for the first time since its construction in 2007, this beautifully presented, executive style, detached family home. Situated on a large corner plot with open green space to front, within the highly regarded Staverton Marina development close the Historic K&A canal and well regarded primary school. In recent years, the property has undergone a program of upgrades to include new ensuite shower room, kitchen with Falcon range cooker, new flooring throughout and extensive garden landscaping. The accommodation comprises dual aspect living room, office, dining room, kitchen/breakfast room, utility room, refitted cloakroom, four double bedrooms, one with en suite, and family bathroom. Features include uPVC double glazing, gas central heating, alarm system, driveway for several vehicles, double garage and large landscaped, corner plot gardens with south-easterly aspect, raised vegetable beds and newly laid sandstone patios. Early viewing is highly recommended as the property is situated on an enviable plot and offered for sale with the added appeal of no onward chain.

Guide Price £495,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, panelled door to the front with obscured double glazed side panel windows. Two radiators. Hive heating controls. Wood effect flooring. Alarm key pad. Stairs to the first floor with storage cupboard under. Panelled doors off and into: Cloak cupboard.

Living Room

22'6" x 14'7" (6.85 x 4.44)
UPVC double glazed bay window the front with fitted shutters. Two radiators. Television and telephone points. 1Gbit Ethernet point linked to the office. Coving. UPVC double glazed French doors onto gardens. Panelled double doors to the:

Dining Room

11'1" x 10'11" (3.39 x 3.34)
UPVC double glazed window to the rear. Radiator. Panelled door to the hall.

Home Office

10'3" x 9'6" (3.12 x 2.90)
UPVC double glazed window to the rear. Radiator. Wood effect flooring. Access to loft space. Telephone point.

Refitted Kitchen/Breakfast Room

14'1" x 12' (4.30 x 3.66)
UPVC double glazed window to the rear. Radiator. Extensive range of wall, base and drawer units with granite work surfaces and tiled splash-backs. Inset Caple stainless steel one and a half bowl sink drainer unit with pull-down spray mixer tap. Falcon range cooker with granite splash-back and extractor hood over. Integrated Miele dishwasher. Space for American style fridge/freezer. Space for table. Ceramic tiled flooring and inset ceiling spotlights. Opening to the:

Utility Room

8' x 5'6" (2.44 x 1.68)
Double glazed door to the side. Radiator. High gloss wall and base mounted units with granite work surfaces and tiled splash-backs. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted Ideal gas fired central heating boiler. Ceramic tiled flooring and inset ceiling spotlights. Extractor fan.

Refitted Cloakroom

Obscured UPVC double glazed window to the front. Vertical anthracite radiator with towel rail. Two piece white suite with tiled surrounds comprising corner wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect tiled flooring and inset ceiling spotlights. Corner cabinet.

FIRST FLOOR

Landing

UPVC double glazed arched window to the front. Radiator. Balustrade. Hive heating controls. Smoke alarm. Wood effect flooring. Access to loft space. Panelled doors off and into: airing cupboard housing pressurised hot water system.

Bedroom One

14'5" x 11'2" (4.40 x 3.40)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with panelled doors enclosing. Television point. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Anthracite towel radiator. Three piece white suite with fully slate effect tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, contemporary sink unit with wooden storage cupboard under; and w/c with dual push flush. Slate effect tiled flooring and inset ceiling spotlights. Extractor fan. Wall mounted illuminated mirrored cabinet.

Bedroom Two

14'9" x 9'5" (4.49 x 2.88)

UPVC double glazed window to the rear. Radiator. Wood effect flooring. Television point.

Bedroom Three

10'11" x 11'1" max (3.34 x 3.39 max)

UPVC double glazed window to the front with fitted shutters. Radiator. Television point.

Bedroom Four

11'3" x 10'6" max (3.42 x 3.20 max)

UPVC double glazed window to the rear. Radiator. Television point.

Family Bathroom

Double glazed Velux window to the front. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mains

shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point and extractor fan. Mirrored cabinet.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Gravel borders with shrubs, large area laid to lawn and mature tree. Gas and electric meters. Generator power adapter. Driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

To The Rear

Large landscaped, corner plot gardens with south-easterly aspect, comprising sandstone paved patio area to the immediate rear, large area laid to lawn, gravel borders with plants, trees and shrubs; and large additional sandstone patio area of approximately 50 square meters with two switchable electric sockets, a large composite shed and wood store. Stone water feature. Vegetable garden area with timber raised beds and sandstone paved pathways and a small tool storage shed. Storage area laid to sandstone paving with trellis enclosing providing space for bins etc. together with an additional smaller wood storage shed. Outside taps and light. Sandstone path leading to garage rear door. All enclosed by fencing and walling.

Double Garage

19' x 16'8" (5.80 x 5.08)

Two up and over doors to the front. Power and lighting. Large boarded loft space with ladder access. UPVC double glazed window to the rear. Double glazed door to the rear.



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



Total area: approx. 182.3 sq. metres (1961.8 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.

