



## 52 New Terrace Staverton Trowbridge BA14 6NY

A fantastic opportunity to purchase a beautifully presented and updated semi-detached family home situated on a large plot within the well regarded village of Staverton close to primary school, post office & general stores and historical K&A canal. The spacious interior boasts entrance porch and hall, office/family room with feature fireplace, living room with feature fireplace and French doors onto garden, large refitted kitchen/dining room with French doors onto garden, three DOUBLE bedrooms, refitted en-suite shower room and refitted four piece family bathroom. Additional features include UPVC double glazing, gas central heating, plenty of parking, 6.5m x 3.5m garage/workshop and large enclosed south-west facing beautifully tended gardens. Early viewing is highly recommended. No Chain.

**Offers Over £375,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Composite door to the side. UPVC double glazed windows to the front and side. Radiator. Wood flooring and coving. Opening to the:

### Entrance Hall

UPVC double glazed window to the front. Radiator. Stairs to the first floor with storage recess under. High level cupboard housing fuse box and electric meter. Stripped wood panelled door to the:

### Office/Family Room

9'7" x 9'6" (2.92m x 2.9m)

UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Decorative panelling.

### Living Room

17'11" x 12'10" (5.46m x 3.91m)

UPVC double glazed French doors to the rear. Two radiators. Feature fireplace with slate hearth and wood burner inset. Alcoves with built-in cupboards and shelving. Television point. Coving. Part glazed door to the:

### Refitted Kitchen/Dining Room

18'4" x 12'11" (5.59m x 3.94m)

UPVC double glazed window and French doors to the rear. Contemporary vertical radiator and additional radiator. Extensive range of wall, base, drawer and larder units with metro tiled splash-backs and granite work surfaces. Breakfast bar. Belfast sink with pull-down spray mixer tap and bevelled drainer into work top. Range cooker with extractor over. Integrated dishwasher and high level microwave. Space for American style fridge/freezer. Space for dining table. Wood effect flooring and inset ceiling spotlights. Enclosed gas central heating boiler. Access to loft space. Door to the garage.

## FIRST FLOOR

### Landing

Access to loft space. Smoke alarm. Stripped wood panelled doors off and into:

### Bedroom One

13'4" x 11'4" (4.06m x 3.45m)  
UPVC double glazed window to the front with views to the front. Radiator. Two built-in double wardrobes. Television point. Access to loft space. Coving and inset ceiling spotlights. Stripped wood panelled door to the:

### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with electric shower and door enclosing, pedestal wash hand basin with cupboard under and w/c with dual push flush. Illuminated mirror. Wood effect flooring and inset ceiling spotlights. Alcove with shelving.

### Bedroom Two

14'8" x 10'3" (4.47 x 3.12)  
UPVC double glazed window to the front with views across fields. Radiator. Door to large airing cupboard housing hot water tank and shelving.

### Bedroom Three

11'1" x 8'7" (3.38 x 2.62)  
UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace. Picture rail.

### Refitted Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Four piece suite with panelled surrounds comprising rolled top bath with shower mixer tap, tiled shower cubicle with electric shower and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights.

## EXTERNALLY

### To The Front

Tarmac driveway providing plenty of off road parking. Lighting. Gas meter. Enclosed by fencing and walling.

### To The Rear

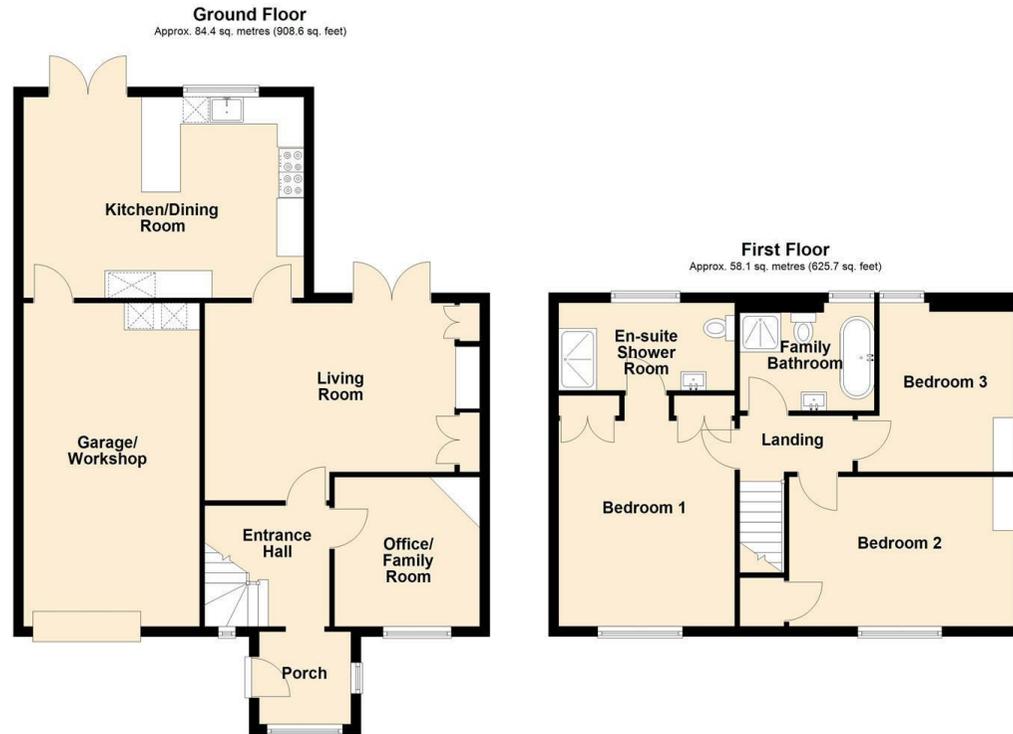
Large enclosed south-west facing established gardens with private aspect comprising patio area to the immediate rear, large area laid to lawn and a variety of plants, trees and shrubs. Outside tap and lighting. Garden shed. All enclosed by fencing and stone walling.

### Garage/Workshop

21'11" x 11'6" (6.68m x 3.51m)  
Up and over door to the front. Power and lighting. Door to the kitchen. Utility area with plumbing for washing machine and space for dryer.



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



  
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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.