



KINGSTONS



43 Warren Road

Staverton Trowbridge BA14 8UZ

- Well Presented & Updated Four Double Bedroom Detached Family Home
- Spacious Property, in Excess of 2000sqft
- Kitchen/Dining Room & Utility Room
- UPVC Double Glazing
- Enclosed Private Garden
- Popular Staverton Marina Development close to Primary School, Shop & Canal
- Three Reception Rooms
- Cloakroom, Two En Suite & Bathroom
- Gas Central Heating
- Double Garage & Gated Driveway

Guide Price £480,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Alarm. Stairs to the first floor with cupboard under. Tiled flooring and coving. Smoke alarm. Thermostat. Panelled doors off and into: cloak cupboard.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite with corner wash hand basin and w/c. Tiled flooring.

Living Room

18'6 x 15'9 (5.64m x 4.80m)
UPVC double glazed window to the front. Two radiators. Feature marble fireplace with living flame gas fire inset - installed 2022. Television and telephone points. Wood effect flooring, wall lights, coving and ceiling roses. UPVC double glazed French doors to the rear.

Family/Dining Room

12'3 x 10'6 (3.73m x 3.20m)
UPVC double glazed window to the side. Radiator. Coving.

Study

116 x 7'9 (35.36m x 2.36m)
UPVC double glazed window to the front. Radiator. Shelving. Telephone point.

Kitchen/Dining Room

17'8 x 11'4 (5.38m x 3.45m)
UPVC double glazed bay window to the side and UPVC double glazed window to the rear. Radiator. Extensive range of wall, base, drawer and larder units with tiled surrounds and solid wood work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap and water softener. Britannia Range Master cooker (2023) with stainless steel splash back and Range Master extractor hood over. Integrated dishwasher. Space for fridge/freezer. Space for dining table. Vinyl flooring. Panelled door to the:

Utility Room

11'9 x 7'11 (3.58m x 2.41m)
UPVC double glazed window to the rear. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Refitted central heating system with Worcester Combi boiler - 2018. Vinyl flooring. Extractor fan. Double glazed door to the side.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Access to loft space. Coving. Panelled doors off and into: cupboard housing hot water tank.

Bedroom One

18'5 x 13'5 (5.61m x 4.09m)
UPVC double glazed windows to the front and rear. Two radiators. Built-in run of wardrobes. Television and telephone points. Wall lights, coving and ceiling roses. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Shaving point and extractor fan. Mirrored medicine cabinet and light. Tiled flooring.

Bedroom Two

17'8 x 11'10 (5.38m x 3.61m)
UPVC double glazed windows to the rear and side. Radiator. Television point. Wall light and ceiling rose. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan.

Bedroom Three

12'5 x 9'8 (3.78m x 2.95m)
UPVC double glazed window to the front. Radiator. Television point.

Bedroom Four

12'6 x 8'5 (3.81m x 2.57m)
UPVC double glazed window to the side. Radiator. Hanging rails and shelving. Television point.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c. Shaving point and extractor fan. Mirrored medicine cabinet and light. Tiled flooring.

EXTERNALLY

To The Front & Side

Storm porch over front door with entrance light. Areas laid to lawn with trees and shrubs. Walled garden area to the side with a variety of plants, shrubs and hedgerow. Double gates leading to driveway and garage.

To The Rear & Side

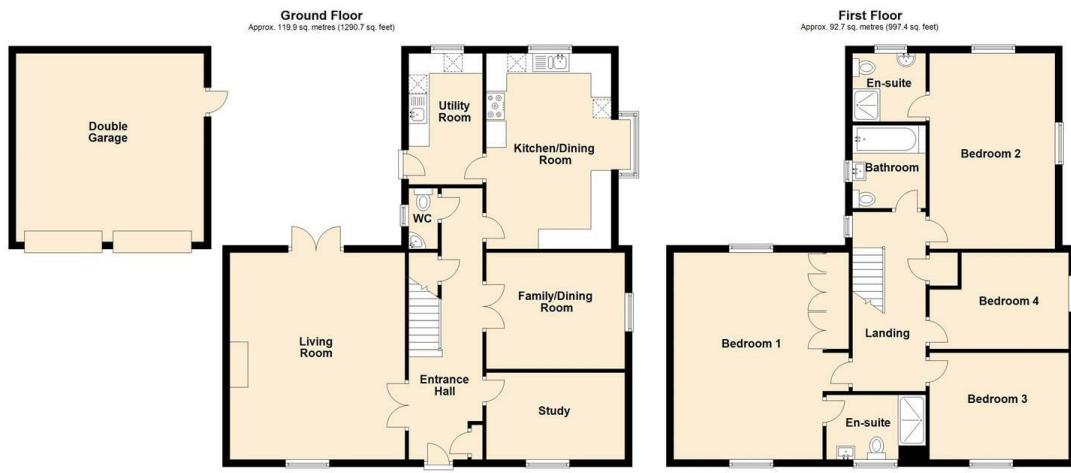
Private enclosed low maintenance garden comprising area laid to paving. External light and tap. Picket fence with gate leading to driveway providing off road parking for several vehicles. 14ft x 9ft garden shed. All enclosed by fencing and walling with double gates to the front.

Double Garage & Driveway

17'1 x 17'1 (5.21m x 5.21m)
Two up and over doors to the front. Power and lighting. Eaves storage. Personal door to the side. Space to the side of garage to extend garage (subject to the relevant consents). Driveway providing off road parking for several vehicles.



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



Total area: approx. 212.6 sq. metres (2288.1 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.

