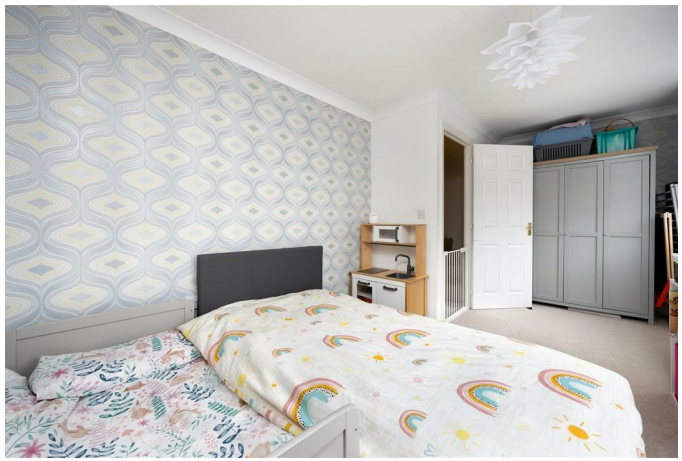
29 Cottles Barton

Staverton Trowbridge BA14 6FB

A very well-presented modern town house situated within the well regarded Marina development close to the canal, recreation ground, shop and primary school. The spacious accommodation arranged over three floors boasts entrance hall, cloakroom, modern kitchen, living/dining room with French doors onto garden, three double bedrooms, family bathroom, en-suite shower room & dressing room/4th bedroom. Additional features include UPVC double glazing, gas central heating system, enclosed low maintenance garden with private aspect and two allocated parking spaces. Viewing highly recommended. Vendor suited.

Offers Over £300,000



ACCOMMODATION
All measurements are approximate

Entrance Hall
Double glazed panelled door to the front. Radiator. Smoke alarm. Telephone point. Stairs to the first floor. Thermostat. Wood effect flooring. Panelled doors off and into:

Cloakroom
Obscured UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c with dual push flush. Tiled flooring. Extractor fan. Fuse box.

Kitchen
8'9" x 8'8" (2.67 x 2.64)
UPVC double glazed window to the front. Range of high gloss wall, base and drawer units with wood effect rolled top work surfaces and splash back. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with stainless steel splash-back and extractor over. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Enclosed gas central heating boiler and heating controls. Kick space heater.

Living/Dining Room
16'3" x 15'6" max (4.95 x 4.72 max)
UPVC double glazed windows to the rear and side. UPVC double glazed French doors to the rear. Radiator. Television and telephone points. Coving. Panelled door to under stairs storage cupboard.

FIRST FLOOR

Landing
Smoke alarm. Stairs to the second floor. Panelled doors off and into: airing cupboard.

Bedroom Two
15'7" x 9'4" (4.75 x 2.84)
Two UPVC double glazed windows to the rear. Radiator. Television point. Coving.

Bedroom Three
15'7" x 8'10" max (4.75 x 2.69 max)
Two UPVC double glazed windows to the front. Radiator. Television point. Coving.

Family Bathroom
Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring.

SECOND FLOOR

Landing
Smoke alarm. Panelled door to:

Bedroom One
16'4" x 15'7" max (4.98 x 4.75 max)
Two UPVC double glazed windows to the front. UPVC double glazed window to the side. Radiator. Panelled door to storage cupboard. Panelled door to the en suite. Opening into:

Dressing Room/Bedroom Four
9'8" x 6'4" (2.95 x 1.93)
UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes. Access to loft space.

En Suite Shower Room
Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring.

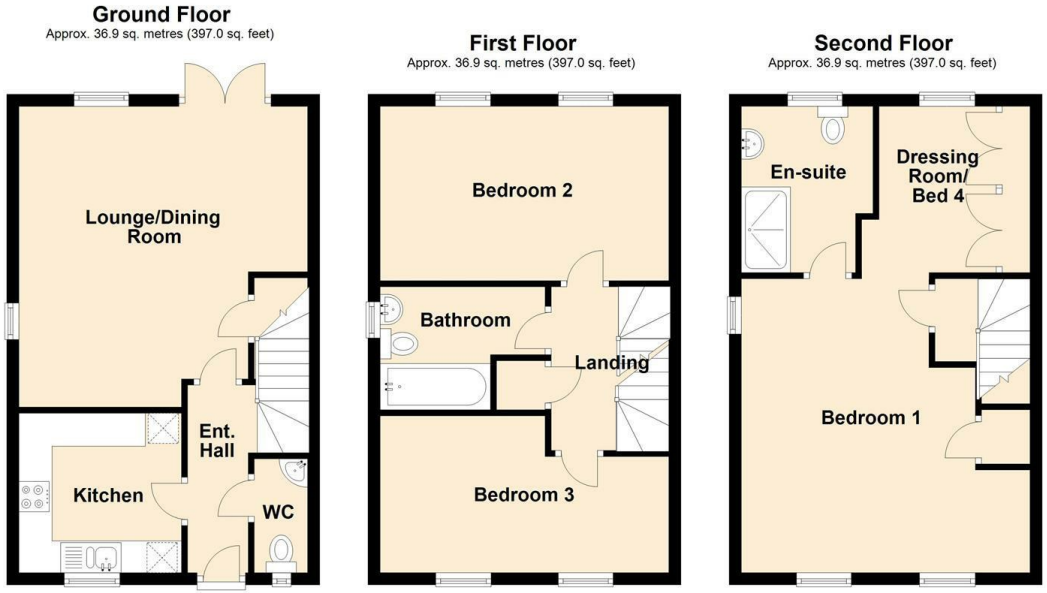
EXTERNALLY

To The Front
Path to front door with porch over and entrance light. Area laid to loose stone chippings. Gas and electric meters. Railings enclosing.

To The Rear
Enclosed low maintenance landscaped garden with private aspect comprising decked area to the immediate rear, area laid to artificial lawn, paved patio area and raised beds with a variety of plants and shrubs. Outside tap. Enclosed by fencing and walling with gated side pedestrian access.

Two Allocated Parking Spaces

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



Total area: approx. 110.6 sq. metres (1191.0 sq. feet)

KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.