



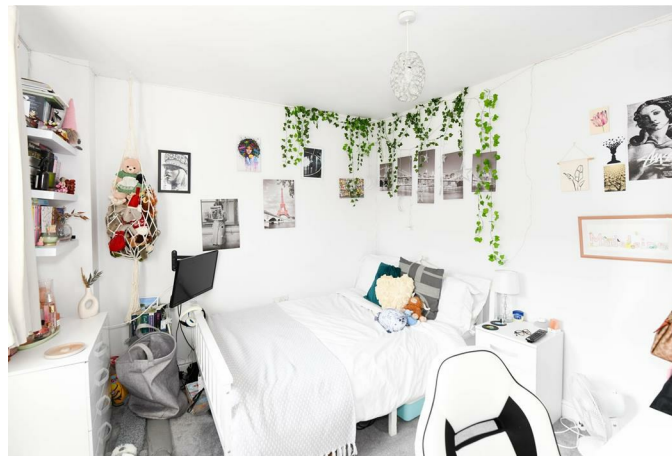
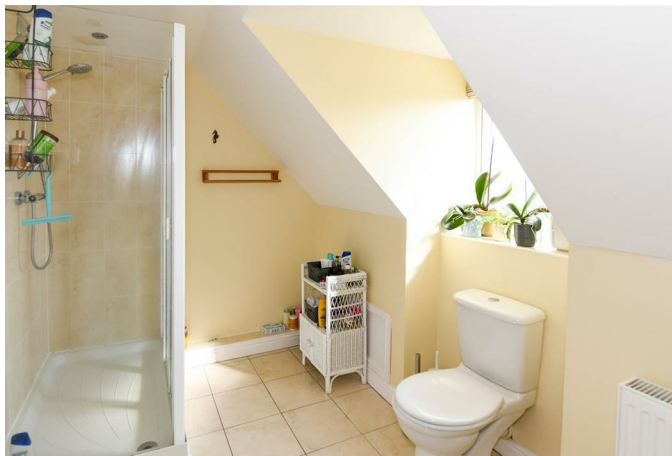
22 Cottles Barton

Staverton Trowbridge BA14 6FB

A well presented four double bedroom family home boasting spacious accommodation arranged over three floors and situated on the popular Staverton Marina development on the Bradford side of town close to canal, shops and primary school. Accommodation comprises entrance hall, living room with feature gas fired stove and French doors onto gardens, 23ft kitchen/dining room, cloakroom, refitted family bathroom and master bedroom with dressing area and en suite shower room. Features include home office, solid wood and stone tiled floors; and window shutters. Benefits include UPVC double glazing, gas central heating, beautifully tended south-west facing landscaped gardens, garage/store and driveway providing off road parking. Viewing highly recommended.

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Stairs to the first floor. Telephone point. Ceramic tiled flooring. Smoke alarm. Doors off and into:

Living Room

18'10" x 10'11" (5.74 x 3.33)

UPVC double glazed window to the front with shutters. Two radiators. Stone hearth with living flame gas stove (remote controlled). Television and telephone points. Solid wood flooring. UPVC double glazed French doors to the rear garden with fitted blinds.

Kitchen/Dining Room

23'4" x 11'10" (7.11 x 3.61)

Dining Area

UPVC double glazed window to the front with shutters. Radiator. Ceramic tiled flooring and inset ceiling spotlights. Open plan to the:

Kitchen Area

UPVC double glazed window to the rear. Radiator. Extensive range of wall, base and drawer units with metro tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel extractor hood over. Plumbing for washing machine and dishwasher. Space for dryer. Enclosed boiler. Ceramic tiled flooring. Breakfast bar. Door to the:

Rear Hall

Double glazed panelled door to the rear. Ceramic tiled flooring. Door to the:

Cloakroom

Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Ceramic tiled flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed windows to the front and rear. Radiator. Smoke alarm. Stairs to the master suite. Doors off and into: airing cupboard.

Bedroom Two

11'0" x 9'6" (3.36m x 2.92m)
UPVC double glazed window to the front.
Radiator. Television point.

Bedroom Three

12'3" x 9'2" (3.73 x 2.79)
UPVC double glazed window to the front.
Radiator.

Bedroom Four

11'0" x 8'11" (3.35m x 2.72m)
UPVC double glazed window to the rear.
Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Ceramic tiled flooring and inset ceiling spotlights.

SECOND FLOOR

Bedroom One

15'2" x 12'1" (4.62 x 3.68)
UPVC double glazed window to the front and two Velux windows to the rear. Radiator. Television and telephone points. Wood effect flooring. Open plan to the:

Dressing Area

Velux window to the rear. Radiator. Large built-in double wardrobe. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with tiled surrounds comprising large double shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and w/c. Ceramic tiled flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front & Side

Path to the front door with storm porch over and entrance light. Area laid to loose stone chippings with various shrubs enclosed by railings.

To The Rear

Enclosed beautifully landscaped garden with south-west facing aspect comprising paved patio area to the immediate rear, areas laid to loose stone chippings, area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Outside tap and lighting. Enclosed by fencing and walling with gated rear access leading onto driveway providing off road parking. Additional gated access leading to the rear of garage and additional parking.

Home Office

11'8" x 8'7" (3.58m x 2.64m)
Double glazed windows to the side and rear. Double glazed door to the side. Vinyl flooring and inset ceiling spotlights. Fuse box.

Garage/Store

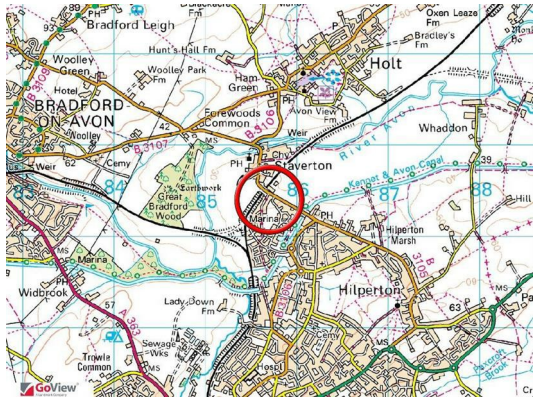
8'11" x 4'11" (2.72m x 1.50m)
Up and over door to the front. Ladder to boarded eaves storage.

SOLAR PANELS:

Freehold solar panels with battery, fitted in 2024 - available by separate negotiation.



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




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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.