

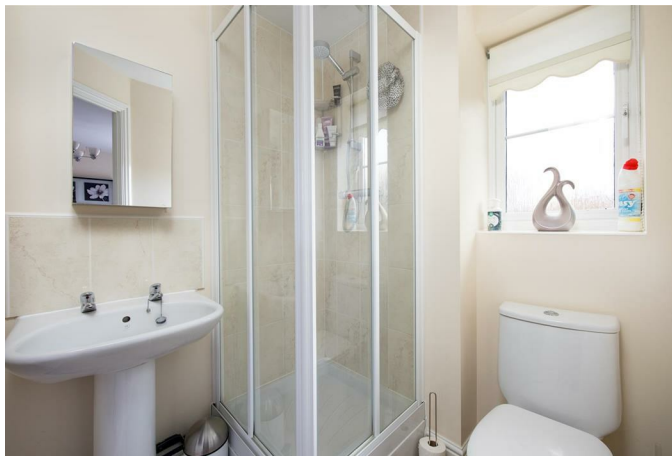


75 Thestfield Drive

Staverton Trowbridge BA14 8TT

- Neutrally Decorated, End Terrace Property, in Excellent Order
- Living Room
- Three Bedrooms
- UPVC D/Glazing & Gas C/Heating
- Garage & Parking
- Popular Marina Development close to Canal, Shop & Primary School
- Kitchen/Dining Room
- Cloakroom, En Suite & Bathroom
- Low Maintenance Private Garden
- No Onward Chain

Guide Price £270,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Fuse box. Smoke alarm. Heating thermostat. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front, Radiator. Two piece white suite comprising pedestal corner wash hand basin with tiled splash-backs and w/c with dual push flush. Extractor fan.

Living Room

14'1" x 12'0" max (4.30 x 3.66 max)
UPVC double glazed window to the front. Radiator. Television and telephone points. Panelled door to under stairs storage cupboard. Double panelled doors to the:

Kitchen/Dining Room

15'6" x 9'3" (4.74 x 2.83)
UPVC double glazed window and French doors to the rear. Radiator. Range of modern 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 oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Cupboard housing Ideal gas boiler. Heating controls. Space for table. Vinyl flooring to kitchen area.

FIRST FLOOR

Landing

Smoke alarm. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom One

12'5" x 9'6" max (3.80 x 2.91 max)
UPVC double glazed window to the front. Radiator. Panelled door to built-in cupboard with hanging rail. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Extractor fan. Mirrored medicine cabinet.

Bedroom Two

9'2" x 8'2" min (2.81 x 2.49 min)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

9'1" x 6'3" (2.77 x 1.92)
UPVC double glazed window to the rear. Radiator. Access to loft space.

Bathroom

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

EXTERNALLY

To The Front

Path to the front door with entrance light. Slate and stone chippings borders. Gas and electric meters.

To The Rear

Enclosed, low maintenance walled garden with private aspect comprising paved patio area to the immediate rear, paved pathways leading to additional paved patio area, slate and stone chipping borders. Garden shed. Outside tap and light. Enclosed by fencing and walling with gated side pedestrian access.

Garage & Parking

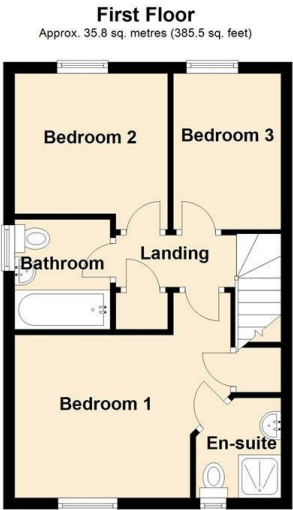
17'4 x 8'3 (5.28m x 2.51m)
Up and over door to the front. Eaves storage. Power and lighting. Parking space to the front.

AGENTS NOTE:

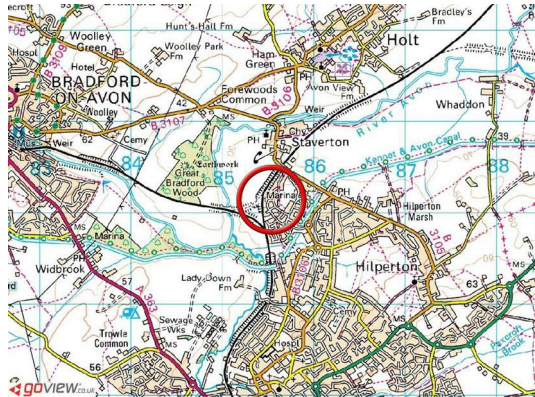
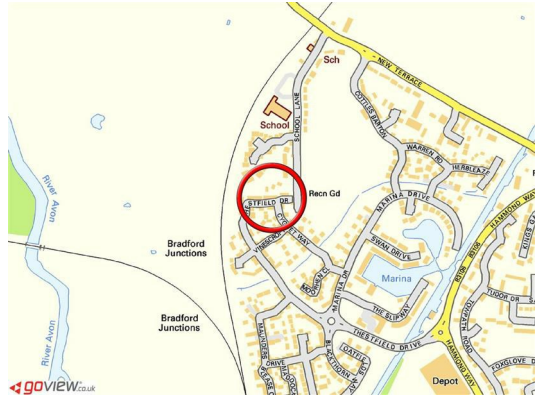
The majority of furniture and freestanding appliances are available by separate negotiation.



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



Total area: approx. 86.6 sq. metres (931.7 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.