

## 1 Maunders Drive Staverton Trowbridge BA14 8UD

- Beautifully Presented & Upgraded, Three DOUBLE Bedroom, Semi-Detached Family Home
- Shaker Style Kitchen/Breakfast Room
- Cloakroom, En Suite & Bathroom
- Hardwood Flooring, Good Quality Carpets & Bespoke Fitted Shutters
- Good Sized South Facing Rear Garden
- Well Regarded Marina Development close to Canal, Shop, Recreation Ground & Primary School.
- Lounge/Dining Room & Conservatory
- UPVC Double Glazing
- Gas Central Heating with Upgraded Boiler
- Garage & Driveway Providing Parking

**Offers Over £300,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Oak wood flooring and coving. Stairs to the first floor. Thermostat. Panelled door to the cloakroom. Glazed doors to kitchen and into.

### Lounge/Dining Room

14'9" x 14'1" max (4.50 x 4.30 max)

UPVC double glazed French doors to the rear with fitted shutters. Two radiators. Recessed shelving unit/bookcase. Oak wood flooring and coving. Television and telephone points. Panelled door to under stairs storage cupboard. UPVC double glazed door to the:

### Conservatory

12'10" x 9'2" (3.92 x 2.80)

UPVC double glazed and brick construction with polycarbonate roof and French doors to the rear. Wood effect flooring. Obscured glazed door to the garage.

### Kitchen/Breakfast Room

11'5" x 10'2" (3.50 x 3.10)

UPVC double glazed window to the front with fitted shutters. Radiator. Range of modern shaker style wall, base and drawer units with tiled splash-back, under cupboard lighting and solid wood work tops. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric oven. Built-in four-ring electric hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Space for table. Polished granite tiled flooring, inset ceiling spotlights and coving. Extractor fan. Enclosed gas central heating boiler. Heating controls.

### **Cloakroom**

Obscured UPVC double glazed window to the front with fitted shutters. Radiator. Two piece white suite comprising corner wash hand basin with tiled splash-back and w/c with dual push flush. Tiled flooring.

## **FIRST FLOOR**

### **Landing**

Balustrade. Stairs to the second floor. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

### **Bedroom Two**

18'6" x 9'0" max (5.64 x 2.76 max)  
Two UPVC double glazed windows to the front with fitted shutters. Radiator. Double panelled doors to built-in wardrobe.

### **Bedroom Three**

15'4" x 9'8" max (4.68 x 2.96 max)  
Two UPVC double glazed windows to the rear with fitted shutters. Radiator.

### **Family Bathroom**

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Wood effect flooring.

## **SECOND FLOOR**

### **Landing**

Smoke alarm. Panelled door to the:

### **Bedroom One**

16'10" x 16'2" max (5.14 x 4.94 max)  
UPVC double glazed window to the front with fitted shutters. Radiator. Television point. Double panelled doors to built-in wardrobe. Panelled door to the storage cupboard. Access to loft space. Panelled door to the:

### **En Suite Shower Room**

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Polished granite tiled flooring. Shaving point.

## **EXTERNALLY**

### **To The Front**

Path to the front door with storm porch over and entrance light. Gravel borders and shrub. Driveway providing off road parking. Gas meter.

### **To The Rear**

Good sized, south facing enclosed garden comprising paved patio area to the immediate rear with sun awning, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Outside light. All enclosed by fencing and walling.

### **Garage**

16'6" x 9'8" (5.05 x 2.96)  
Up and over door to the front. Power and lighting. Eaves storage. Obscured glazed door to the conservatory.

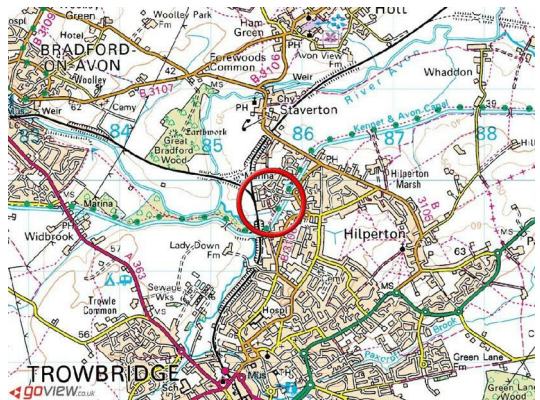
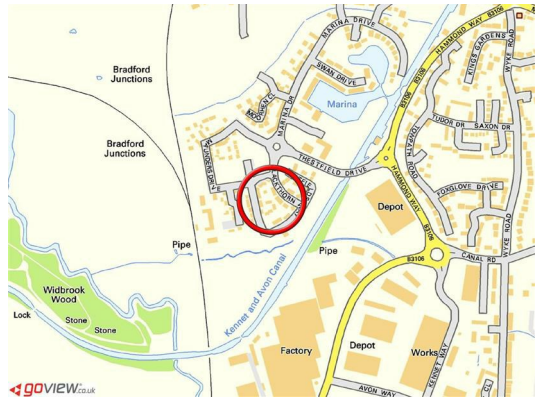




Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **C**



Total area: approx. 126.6 sq. metres (1362.3 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.