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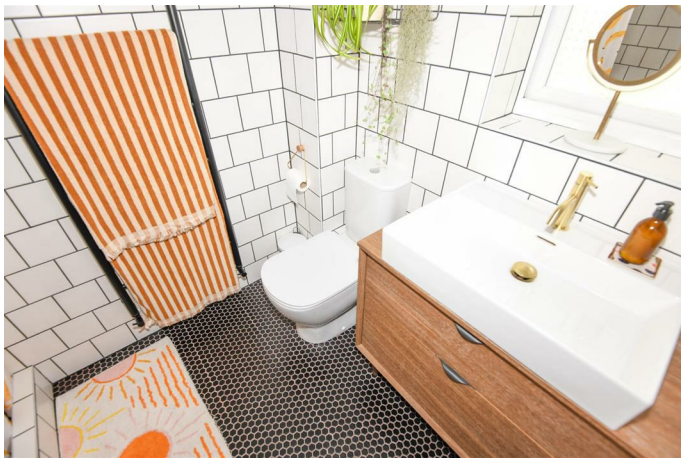
Staverton Trowbridge BA14 8AB

A beautifully presented, modern semi-detached house tucked away within a small cul-de-sac on the well regarded Staverton Marina development with Staverton primary school, shop, K&A canal and fields situated close by. The spacious and contemporary interior boasts entrance hall, cloakroom, living room, refitted kitchen/dining room, conservatory, main bedroom with built in wardrobes & refitted en suite shower room, two additional good sized bedrooms and refitted family bathroom. Features include UPVC double glazing, gas central heating system with replacement boiler (2024), private walled garden, single garage and driveway providing off road parking. Viewing is highly recommended.

Offers Over £300,000



ACCOMMODATION
All measurements are approximate.

Entrance Hall
Obscured double glazed, composite door to the front. Victorian style radiator. Stairs to the first floor. Tiled flooring. Hive heating controls. Smoke alarm. Telephone point. Panelled doors off and into:

Living Room
16'0 x 12'8 (4.88m x 3.86m)
Part obscured, UPVC double glazed window to the front. Radiator. Television and telephone points. Panelled door to under stairs storage cupboard. Wood flooring. Panelled door to the:

Kitchen/Dining Room
16'2 x 10'7 (4.93m x 3.23m)
Victorian style vertical radiator. Solid wood, hand made shaker style kitchen with a range of wall, base and drawer units with Silestone work tops. Inset single sink unit with mixer tap and engraved drainer. Built-in stainless steel Boshe electric oven and five-ring gas hob with tiled splash-backs and extractor over. Plumbing for dishwasher. Cupboard housing space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring with under-floor heating. Inset ceiling spotlights. Enclosed Vaillant combi boiler - installed in 2024. Smoke alarm. Window aperture and opening to the:

Conservatory
14'10 x 9'7 (4.52m x 2.92m)
Large lantern roof window. UPVC double glazed windows to the rear and side. UPVC double glazed French doors to the rear. Tiled flooring with under-floor heating.

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. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing
Access to boarded loft space. Smoke alarm. Panelled doors off and into: airing cupboard.

Bedroom One
13'10 x 10'7 max (4.22m x 3.23m max)
Part obscured, UPVC double glazed window to the front. Victorian style radiator. Built-in double wardrobe. Panelled door to the:

Refitted En Suite Shower Room (2019)
Obscured UPVC double glazed window to the front. Black towel radiator. White suite with fully tiled surrounds comprising walk-in shower cubicle with rains-fall shower over and additional shower attachment, large sink with drawers under and w/c with dual push flush. Tiled flooring. Shaving point and extractor fan.

Bedroom Two
9'3 x 8'10 (2.82m x 2.69m)
Part obscured, UPVC double glazed window to the rear. Radiator.

Bedroom Three
8'10 x 6'8 (2.69m x 2.03m)
Part obscured, UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom
Obscured UPVC double glazed window to the side. Victorian style towel radiator. Three piece Victorian style white suite with fully tiled surrounds comprising freestanding rolled top bath with mixer shower, wash hand basin and w/c. Tiled flooring. Extractor fan.

EXTERNALLY

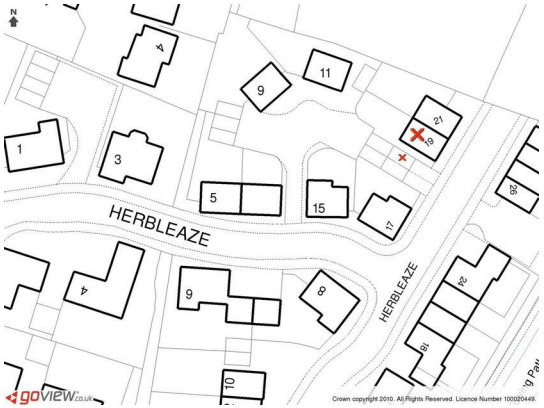
To The Front
Path to the front door with storm porch over and entrance light. Area laid to gravel and a variety of plants and shrubs. Gated side pedestrian access to the rear. Driveway providing off road parking.

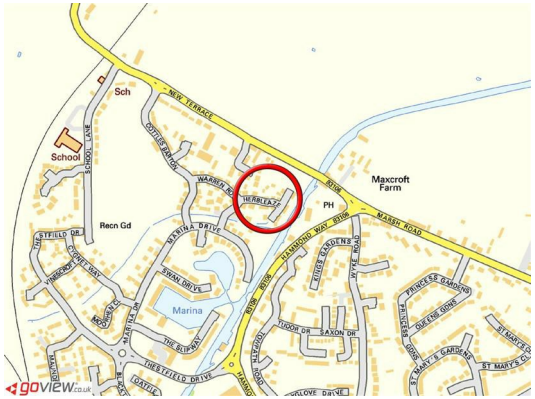
To The Rear
Enclosed landscaped, walled garden with private aspect comprising paved patio area to the immediate rear, area laid to gravel, raised bed and borders with a variety of plants, trees and shrubs. Outside lights. Paved area to the side with space for bins and storage, outside tap and light. All enclosed by fencing and walling.

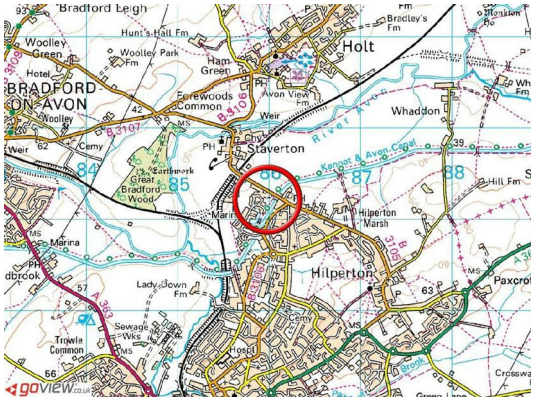
Garage
16'8 x 8'9 (5.08m x 2.67m)
New up and over door to the front. Power and lighting. Eaves storage. UPVC double glazed door to the side.

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

Total area: approx. 107.2 sq. metres (1154.2 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.