



KINGSTONS



7 Bell Heather Close

Staverton Trowbridge BA14 8TY

A fantastic opportunity to purchase a well presented and extended three story family home tucked away in a small block paved cul de sac on the BOA side of town close to K&A canal, parkland/recreation ground, shop and town centre. The tastefully upgraded interior boasts good sized living room, well appointed refitted kitchen/dining room, family/garden room, four good sized bedrooms, family bathroom, en suite shower room and several built in wardrobes. External features include UPVC double glazing, gas central heating, tandem driveway for at least two vehicles, single garage and good sized well tended private, south facing gardens with pergola. Viewing recommended.

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite panelled door to the front. Radiator. Stairs to the first floor with storage cupboard under. Polished tiled flooring and coved ceiling. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Corner wash hand basin with tiled splash-backs and w/c with dual push flush. Fuse box. Solid oak wood flooring.

Living Room

16'0" x 10'9" (4.88 x 3.28)
UPVC double glazed window to the front. Two radiators. Television and telephone points. Coved ceiling.

Refitted Kitchen/Dining Room

19'10" x 12'7" max (6.05 x 3.84 max)
UPVC double glazed window to the rear. Radiator. Range of contemporary wall, base, drawer and larder units with tiled surrounds and laminate work surfaces. Acrylic single sink drainer unit with mixer tap and water tap. Built-in stainless steel fan assisted electric oven, built-in stainless steel combination electric oven and five-ring induction hob with contemporary extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Breakfast bar. Cupboard housing gas fired central heating boiler. Polished tiled flooring and coved ceiling. Space for table. Obscured double glazed door to the side. Built-in corner shelving unit. Opening to the:

Family/Garden Room

12'2" x 10'1" (3.71 x 3.07)
UPVC double glazed and stone construction with French doors to the rear garden. Radiator. Polished tiled flooring. Vaulted ceiling with exposed beam. Television point.

FIRST FLOOR

Landing

Radiator. Stairs to the second floor. Smoke alarm. Panelled doors off and into: airing cupboard with pressurised Mega Flow hot water tank and shelving.

Bedroom Two

13'1" x 10'11" (4.00 x 3.34)
UPVC double glazed window to the rear.
Radiator. Two built-in wardrobes.

Bedroom Three

12'11" x 10'11" max (3.96 x 3.34 max)
UPVC double glazed window to the front.
Radiator. Wardrobe recess.

Bedroom Four

9'10" x 7'11" (3.02 x 2.42)
UPVC double glazed window to the rear.
Radiator.

Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with recessed shelving, shower over and screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

SECOND FLOOR

Landing

Smoke alarm. Panelled door to the:

Bedroom One

18'2" max x 14'3" (5.54 max x 4.34)
UPVC double glazed window to the front and double glazed Velux window to the rear. Two radiators. Three built-in double wardrobes. Television point. Panelled door to the:

En Suite Shower Room

Double glazed Velux window to the rear.
Towel radiator. Three piece white suite with

part tiled surrounds comprising tiled shower cubicle with mains shower and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Access to loft space.

EXTERNALLY

To The Front

Entrance lights to front door and side door. Tarmac tandem driveway leading to garage.

To The Rear

A good sized, well tended south facing landscaped garden comprising patio area to immediate rear, area laid to artificial lawn, decked area, gravel area with pergola and well stocked borders with a variety of plants and shrubs. Outside tap and lighting. Fencing and walling enclosing. Personal door into garage.

Garage

16'6" x 8'9" (5.03m x 2.67m)
Up and over door to the front. Power and lighting. Eaves storage. Personal door to the side.



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



Total area: approx. 152.6 sq. metres (1642.8 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.

