



10 Herbleaze Staverton Trowbridge BA14 8AB

- Good Sized Semi-Detached
- Close to Staverton Primary School, Canal & Shop
- Kitchen/Dining Room with Integrated Appliances
- Cloakroom, En Suite & Bathroom
- Large West Facing Private Garden
- Large Plot in Cul-De-Sac Location
- Living Room & Conservatory
- Three Good Sized Bedrooms
- UPVC double Glazing & Gas Central Heating
- Garage & Parking for 2-3 Vehicles

Guide Price £280,000





Entrance Hall

Part obscured double glazed door to the front. Mat-well. Radiator. Stairs to the first floor. Wood effect flooring. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Tiled effect flooring. Extractor fan.

Living Room

15'11" x 12'11" (4.87 x 3.94)
UPVC double glazed window to the front. Radiator. Part wood effect flooring providing walk-way to kitchen. Dado rail and coved ceiling. Television point. Panelled door to the under stairs storage cupboard. Panelled door to the:

Kitchen/Dining Room

16'2" x 10'10" (4.94 x 3.31)
UPVC double glazed window to the rear. Radiator. Selection of wall and base mounted units with 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 induction hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Space for table. Cupboard housing boiler. Tiled effect vinyl flooring. UPVC double glazed French doors to the:



Conservatory

12'10" x 9'4" (3.92 x 2.85)
UPVC double glazed and brick construction with French doors to the side. Electric heater. Wood effect flooring and wall lights.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard pressurised hot water and shelving.

Bedroom One

10'7" x 10'4" min (3.24 x 3.15 min)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rail and shelving. Television point. 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 bi-fold doors enclosing, pedestal wash hand basin and w/c with dual flush. Shaving point and extractor fan. Tiled effect vinyl flooring.

Bedroom Two

9'6" x 9'3" (2.90 x 2.84)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

9'1" x 6'9" (2.77 x 2.07)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c with dual flush. Tiled effect vinyl flooring. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to lawn and loose stone chippings with a variety of plants and shrubs. Outside tap. Tarmac driveway providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear.

To The Rear

Large west facing landscaped gardens with private aspect comprising paved patio area to the immediate rear and area laid to lawn. Picket fencing enclosing vegetable garden and plants, trees and shrubs. Greenhouse. Outside tap. All enclosed by fencing.

Garage

16'5" x 8'9" (5.02 x 2.69)
Up and over door to the front. Power and lighting. Eaves storage.

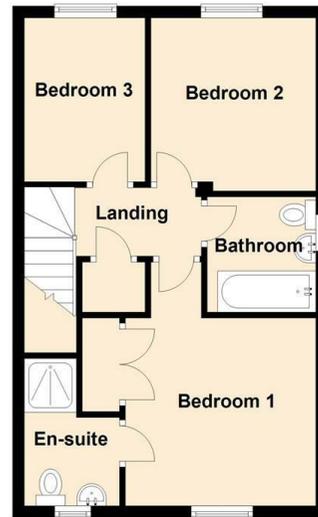


Tenure **Freehold**
Council Tax Band **D**
EPC Rating **C**

Ground Floor
Approx. 66.3 sq. metres (713.8 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 107.6 sq. metres (1158.7 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.