



📍 51 Thestfield Drive, Staverton, Trowbridge, BA14 8TT

🏠 Guide Price £325,000

An immaculately presented, three bedroom, two reception room, two bathroom, modern, semi detached house with rear garden, garage and driveway parking, situated on this popular development on the outskirts of the town.

- Three Bedrooms
- Modern
- Semi-Detached
- Spacious Living Room
- Cloakroom
- Gas Central Heating & UPVC Double Glazing
- Beautiful Decor
- Enclosed Garden with Summer House
- Garage and Driveway Parking

🏡 Freehold

🏠 EPC Rating C



An immaculately presented, two storey, modern, semi detached house with rear garden, garage and driveway parking, situated on this popular development on the outskirts of the town. Within walking distance is a shop, public house, primary school and the Kennet and Avon canal.

The property offers excellent accommodation over two floors comprising; entrance hall with cloakroom off, sitting room spanning the length of the house with central fireplace with electric fire installed. A dining room with double doors leading to the beautifully landscaped garden. A kitchen which has been designed with sleek units, integrated appliances including dishwasher, fridge/freezer, washing machine and a water softener and has a door leading to the garden. The first floor has three bedrooms with the principle bedroom offering an en-suite shower room as well as fitted cupboards. The second bedroom also has fitted cupboards and is well appointed. The bathroom has been tastefully finished with a modern suite.

Externally there is a beautiful landscaped garden offering a wide variety of plants and a decked area providing ample space for outside dining, as well as a recently installed summerhouse.

There is a single garage with up and over door to the front and a side door from the garden. Parking in front for two cars.

**Situation**

Staverton is a popular location situated on the outskirts of Trowbridge and offers its own primary school, public house, nearby shops and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers excellent pubs and the National Trust "Court Gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

**Property Information**

Council Tax Band: D

Freehold - The garage is leasehold and enjoys the remainder of a 999 year lease.

**Mains Services**

Gas Fired Central Heating (new boiler installed in June 2024)

EPC Rating: C



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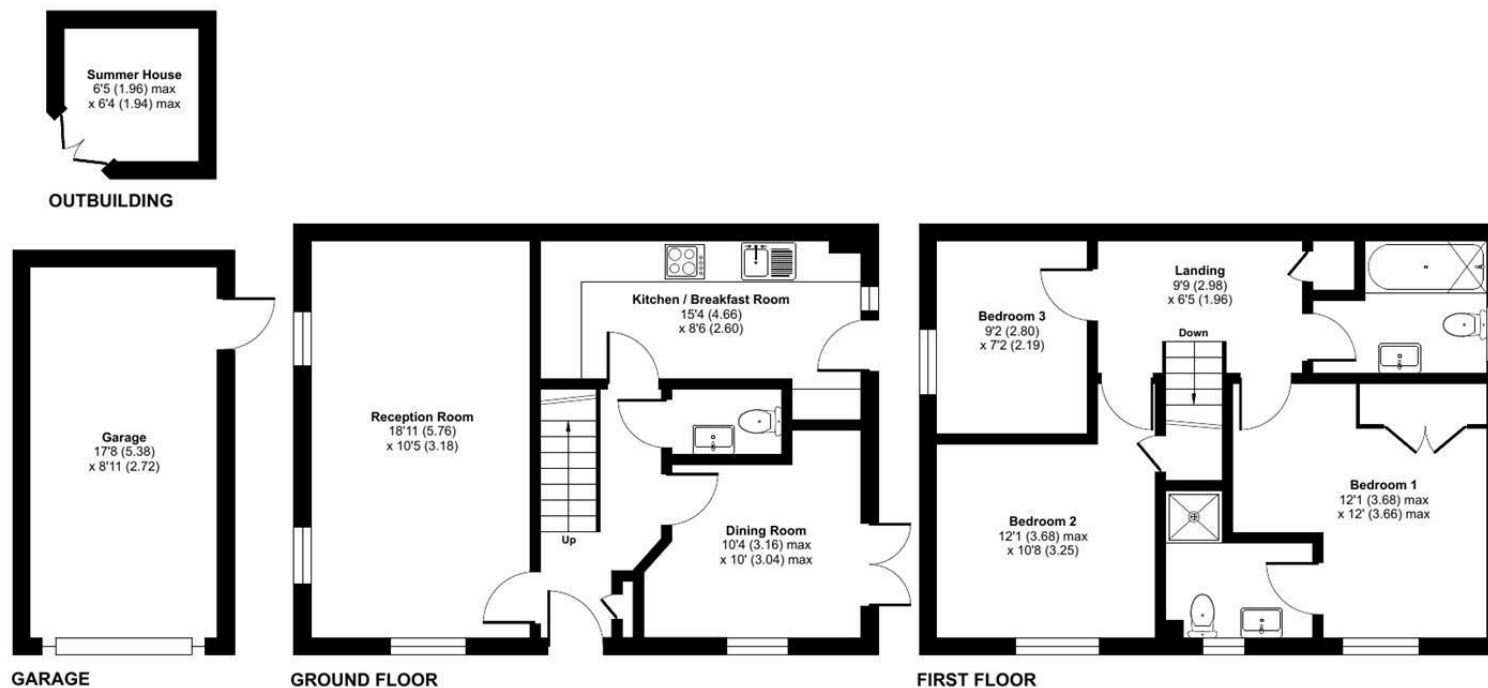
Approximate Area = 990 sq ft / 91.9 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1186 sq ft / 110.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1241753

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