



**Connells**

Marina Drive  
Staverton, Trowbridge



## Property Description

A beautifully presented five bedroom family home situated in the desirable Village of Staverton. The property boasts spacious accommodation arranged over three floors and completed to a high standard throughout.

Accommodation comprises Entrance Hall, Cloakroom, Study, Dining Room, Lounge and Kitchen/Breakfast Room to the Ground Floor. To the First Floor, there are Four Bedrooms - One with En Suite and Family Bathroom. To the Second Floor, you are met with a Grand Master Bedroom Suite, featuring a Walk In Wardrobe and Refitted En Suite.

Externally, the Property benefits from an Enclosed Rear Garden, Double Garage to the side and Driveway with parking for Four Vehicles.

Staverton Marina Development is well positioned for access to the local popular Primary School, Recreation Ground and the K&A Canal. This development is also well positioned for access to Trowbridge Town Centre, providing great shopping facilities and numerous Supermarkets.

Early viewing is advised to appreciate and secure.

## Entrance

Door to front aspect. Stairs rising to first & second floors. Doors to Cloakroom, Dining Room, Lounge, Study & Kitchen / Breakfast Room. Understairs cupboard. Radiator.

## Cloakroom

Suite comprising low level wc & wash hand basin. Splashback tiling. Heated towel rail / radiator.

## Lounge

21' 8" max x 12' max ( 6.60m max x 3.66m max )

Good size dual aspect room with window to front & french doors to rear. Feature fire place with living flame gas effect fire. Radiator.

## Dining Room

10' x 8' 8" ( 3.05m x 2.64m )

Window to front. Radiator.

## Study

9' 9" x 5' 8" ( 2.97m x 1.73m )

Window to rear aspect. Radiator.

## Kitchen / Breakfast Room

17' 9" x 12' 7" ( 5.41m x 3.84m )

Window & french doors to rear, opening onto garden. Door to side opening onto driveway. Comprising a comprehensive range of wall, base and drawer units with work surfaces over & splashback tiling. Inset sink & drainer. Integrated appliances. Utility area with work surface with space under appliance.

## First Floor Landing

With stairs rising from Entrance Hall and continuing up to Second Floor. Doors to Bedrooms Two, Three, Four & Five and Family Bathroom. Radiator.

## Bedroom Two

12' 4" x 12' 3" ( 3.76m x 3.73m )

Window to front. TV point. Radiator. Door to En Suite.

## En Suite

Window to front. Suite comprising corner walk in shower cubicle, wash hand basin & low level wc. Shaver Point. Extractor fan. Heated Towel Rail/Radiator.

## Bedroom Three

12' 8" x 12' 4" ( 3.86m x 3.76m )

Window to front aspect. TV point. Storage. Radiator.

## Bedroom Four

11' 1" x 8' 6" ( 3.38m x 2.59m )

Window to rear aspect. TV point. Radiator.

## Bedroom Five

9' 8" plus recess x 8' 4" ( 2.95m plus recess x 2.54m )

Window to rear aspect. Radiator.

## Family Bathroom

Window to rear. Suite comprising panel enclosed bath, wash hand basin & low level wc. Shaver point. Heated towel rail / radiator. Tiled splashbacks.

## Bedroom One

With stairs rising from first floor landing. Good size dual aspect master bedroom with dormer windows to front & rear. Double doors to walk in wardrobe. Door to En Suite.

## En Suite

Dormer window to front. Suite comprising large walk in shower cubicle, wash hand basin & low level wc. Heated towel rail / radiator. Tiled walls. Shaver point.

## Front Garden

Access to front door. Railings to boundary.

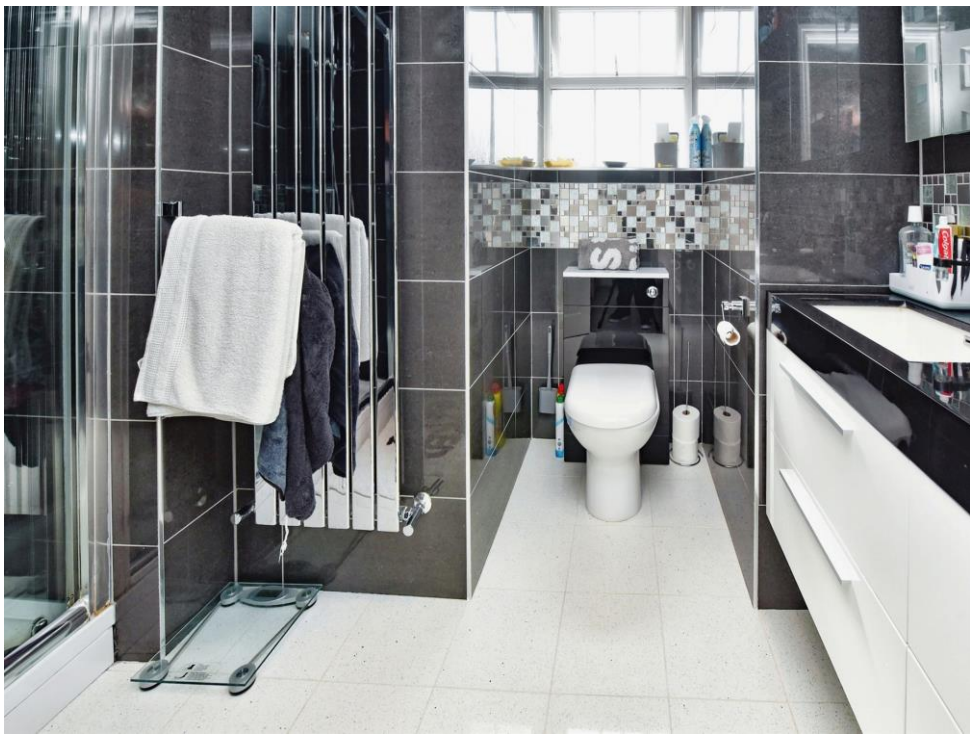
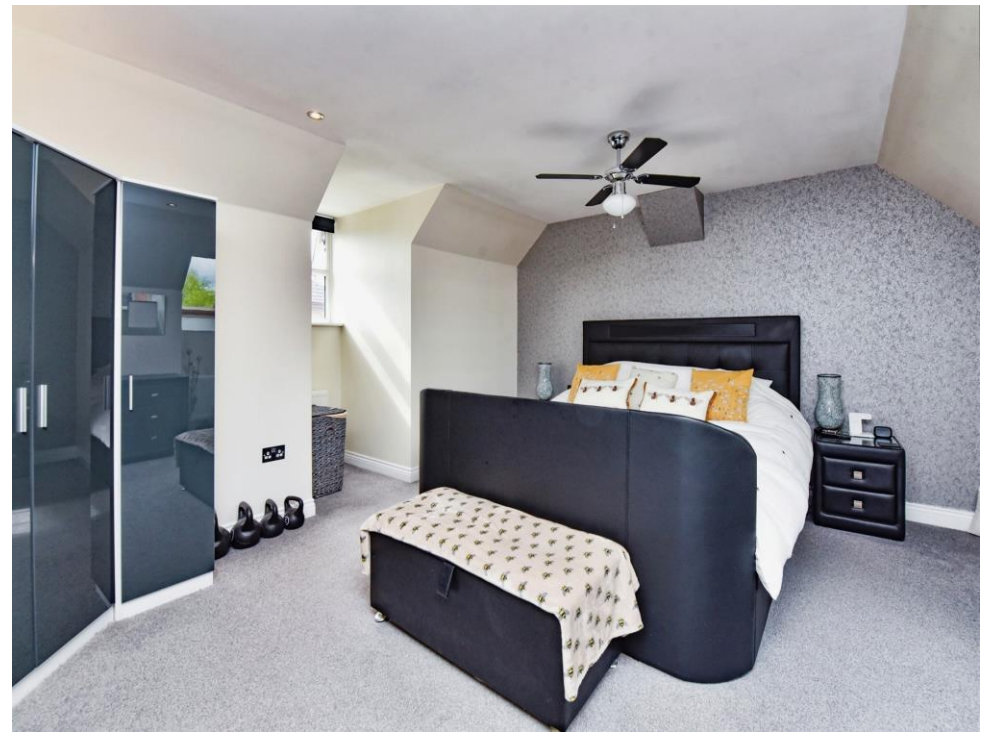
## Garage & Driveway

To the side of the property is a detached double garage with two single up and over doors. Driveway parking to the front for two vehicles. Personal door opens to rear garden.

## Rear Garden

Enclosed garden to rear. Laid to artificial grass. Paved patio area. Decked area. Gated access leads out to driveway.

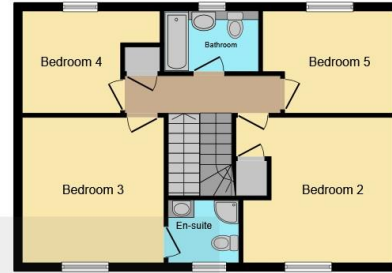








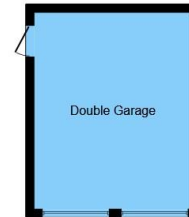
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/TWB306322](http://connells.co.uk/Property/TWB306322)**

Tenure: Freehold



Awaiting Photograph

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