



Wrights
01225 755553

58 Marina Drive, Staverton, Trowbridge, Wiltshire, BA14 8UR

£475,000

Situation

This property forms part of the highly regarded Staverton Marina development, enjoying a prime position backing directly onto the Marina Basin. Residents benefit from idyllic canal-side walks and easy access to the Marina itself, offering a relaxed and scenic setting. The County town of Trowbridge lies just 2 miles away and provides a wide range of shopping and leisure facilities, including a multiplex cinema, numerous pubs, and restaurants.

The nearby market town of Bradford on Avon is equally sought-after, with its charming streets, independent shops, historic pubs, and beautiful countryside walks.

For commuters, there is a direct train service to London Paddington from Westbury (8 miles), with indirect routes also available from Trowbridge.

The world heritage city of Bath is only 10 miles away, renowned for its period architecture, superb shopping, and rich cultural attractions.



Exceptional four double bedroom detached property

Stunning waterside views overlooking the Marina Basin to the rear

Open plan kitchen/diner and family room

Spacious lounge with wood burning stove

Conservatory
Utility Room
Downstairs W.C
En-suite shower room
Driveway parking for several vehicles
Garage - part converted to office



This beautifully presented four double bedroom detached property enjoys an enviable position with uninterrupted views over the Marina Basin. The ground floor boasts a high quality open plan kitchen/diner and family room, a spacious lounge with wood burning stove, a bright conservatory, a utility room, and a convenient cloakroom.

The former garage has been thoughtfully converted to provide a useful store and a generous home office. Upstairs, you'll find four well proportioned bedrooms, including an en-suite shower room to the master bedroom, alongside a stylish family shower room.

Externally, the property offers ample driveway parking to the front, while the rear garden provides a private and well maintained retreat with stunning waterside views. Vendor Suited!

The property comprises

Ground Floor

Entrance Hall

With composite front door, solid oak flooring, radiator, built in storage cupboard and stairs to the first floor with storage cupboard under.

Cloakroom

With solid oak flooring, white suite comprising close coupled W.C and hand basin with vanity unit, heated towel rail and extractor fan.

Lounge 11' 5" x 18' 5" (3.47m x 5.61m)

With solid flooring, radiator, wood burning stove with wooden surround and PVCu double glazed windows to the front and side.

Kitchen/Diner 17' 7" x 7' 6" (5.37m x 2.28m)

With solid oak flooring, a range of eye level and base units, with splash backs, integrated electric oven and ceramic hob, integrated dishwasher, inset sink/drain unit, space for American style fridge/freezer, radiator, inset ceiling spotlights and PVCu double glazed window to the rear. Open plan into...

Family Room 8' 11" x 12' 8" (2.71m x 3.86m)

With solid oak flooring, radiator and PVCu french doors opening onto the rear garden.

Conservatory 8' 7" x 9' 4" (2.61m x 2.84m)

Of PVCu construction with French doors opening onto the garden.

Utility room

With a range of eye level and base units, worktop with tiled splash backs, space for washing machine, inset sink unit, wall mounted Vaillant gas boiler and door to the side.

Office 8' 8" x 12' 8" (2.63m x 3.87m)

The garage has been part converted to create this spacious office with plenty of power sockets and doors to the Utility and Garage/Store.

First Floor

Landing

With spacious airing cupboard and loft access.

Bedroom 1 *11' 7" x 13' 8" (3.52m x 4.16m)*

With radiator, built in wardrobe and PVCu double glazed window to the front.

En-suite

With tiled flooring and splash backs, white suite comprising shower enclosure with pumped rainfall shower, close coupled W.C and hand basin with vanity unit, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 *10' 10" x 9' 11" (3.29m x 3.01m)*

With radiator, built in wardrobe and PVCu double glazed window overnight stunning views to the rear.

Bedroom 3 *10' 4" x 9' 5" (3.15m x 2.88m)*

With radiator, eaves storage and PVCu double glazed window offering stunning views to the rear.

Bedroom 4 *8' 3" x 14' 6" (2.51m x 4.43m)*

With two built in wardrobes, radiator and PVCu dormer window to the front.

Shower Room

With white suite comprising large walk in shower enclosure with pumped rainfall shower, close coupled W.C and hand basin with vanity unit under, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front

The spacious driveway offers off road parking for several vehicle, with areas laid to tarmac and gravel, next to an area laid to lawn. A side path provides gated access to the rear garden.

Garage/Store *8' 4" x 5' 7" (2.54m x 1.70m)*

With up and over door to the front, rear door to the office, power and light.

To the rear

The property enjoys a private, enclosed rear garden, offering a generous patio providing an ideal space for outdoor dining and entertaining, leading onto a well-kept lawn. The garden backs directly onto the Marina Basin, creating a tranquil setting with lovely waterside views.

Tenure

The property is sold has Freehold.

Council tax

The property is in council tax band E.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

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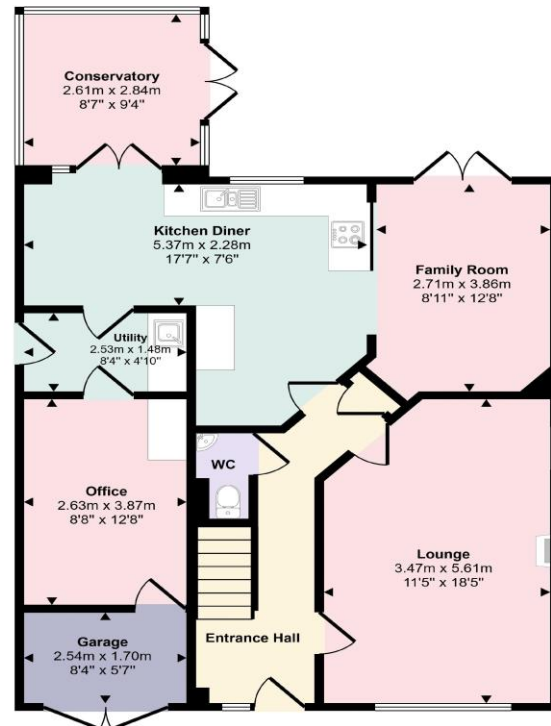


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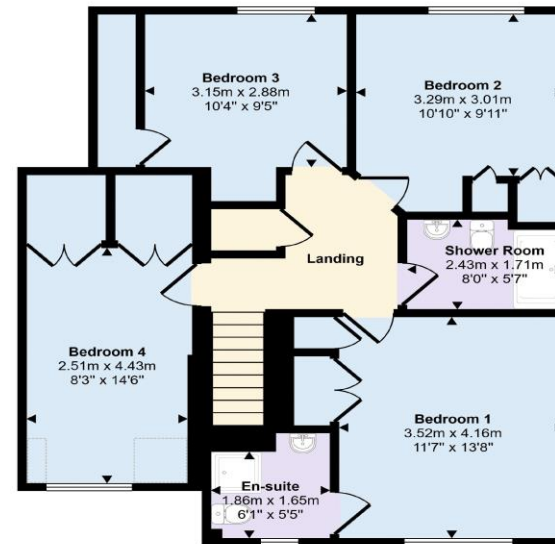
Approx Gross Internal Area
164 sq m / 1764 sq ft



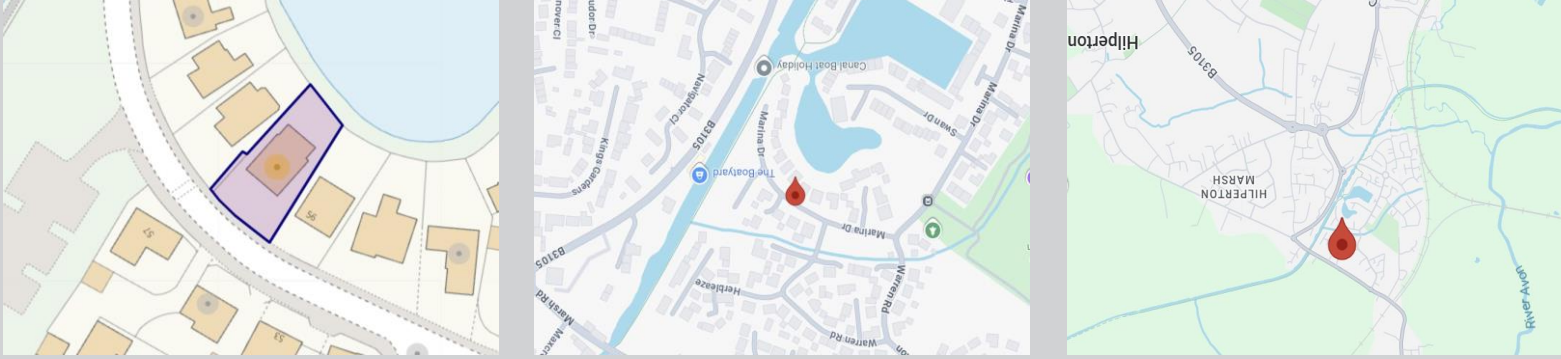
Ground Floor
Approx 87 sq m / 937 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 77 sq m / 826 sq ft



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