



24 Vinescroft, Staverton BA14 8FN

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24 Vinescroft, Staverton

A beautifully presented 4 double bedroom, 2 bathroom detached family home with off-street parking for 4 cars, EV charging point and separate garage.

- 4 Double bedrooms ● 2 Bathrooms ● High quality refurbishment ● Large garage
- Off-street parking for 4 cars



Description

24 Vinescroft is one-of-a-kind, tucked away from other properties in the Staverton Marina development with only 1 neighbouring property. Situated in a private location with generous accommodation, there is private parking for 4 vehicles and a double garage.

Built in 2008 the property was one of the larger double fronted, detached family houses available. The current vendor has recently completed a refurbishment of the property including the installation of a top-of-the-range hand-built kitchen, new bathrooms with high-quality fittings, suites and wall hung wc's. A new cloakroom and utility room the installation of a gym, the redecoration of all rooms and new quality carpeting (including underlay) throughout; in short it presents as a top-of-the-range new house.

The kitchen is bespoke in a matte finish and Corian Lava Rock worktops. The appliances are fully integrated by SMEG these include a dishwasher, fridge/freezer, double oven, large (900mm) induction hob and matching glass extractor fan. Rangemaster stainless steel 1.5 bowl sink and pull-out mixer taps. A new Worcester boiler was installed 2 years ago.

The accommodation is arranged over two floors, being double fronted it has a central staircase making it a house of two halves. On one side is a cloakroom, gym (or 5th bedroom / dining room) utility room and kitchen. On the other side is a generous (21' x 12') sitting room with a tv/av entertainment unit and dining area.





Description (cont.)

Externally there is garden to the front and rear with off-street parking for four cars and a Podpoint EV wall mounted charging point. The property also has the useful addition of a secure detached double garage, currently used as a workshop with Teckentrup insulated and glazed side hung doors. Internally walls and ceiling insulated and clad in a plywood finish.

The rear garden is fully fenced and a secure enclosure for children and pets, laid mostly to lawn is has a variety of mature shrubs and trees including a stunning Magnolia grandiflora currently in full bloom. There is a raised decked terrace and secluded area for a hot tub currently housing a garden tool shed.

Situation (cont.)

Vinescroft is residential road within the Staverton Marina development. Number 24 is located down a secluded lane adjacent to the road with only one other neighbouring property. Staverton is 2 miles to Trowbridge, 3.5 miles to Bradford-on-Avon, 10 miles to Bath, and 14 miles to Chippenham. Mainline rail services to London Paddington take just over an hour from Chippenham, 75 minutes from Bath.

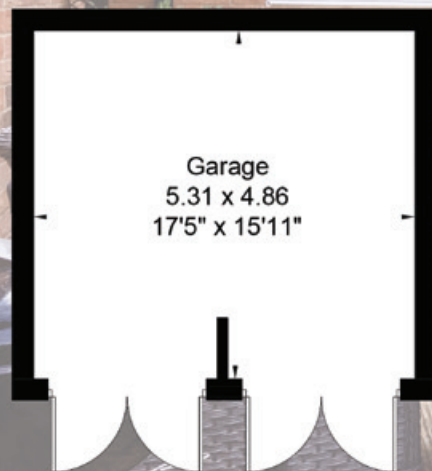
Vinescroft is a short walk away from local news agents, a dentist, Chinese restaurant / takeaway and The Bear Pub can be found just down the road. The renowned Kennet and Avon canal towpath / cycle-path is easily accessed and there is a range of shopping, leisure and educational amenities in Trowbridge.

General Information

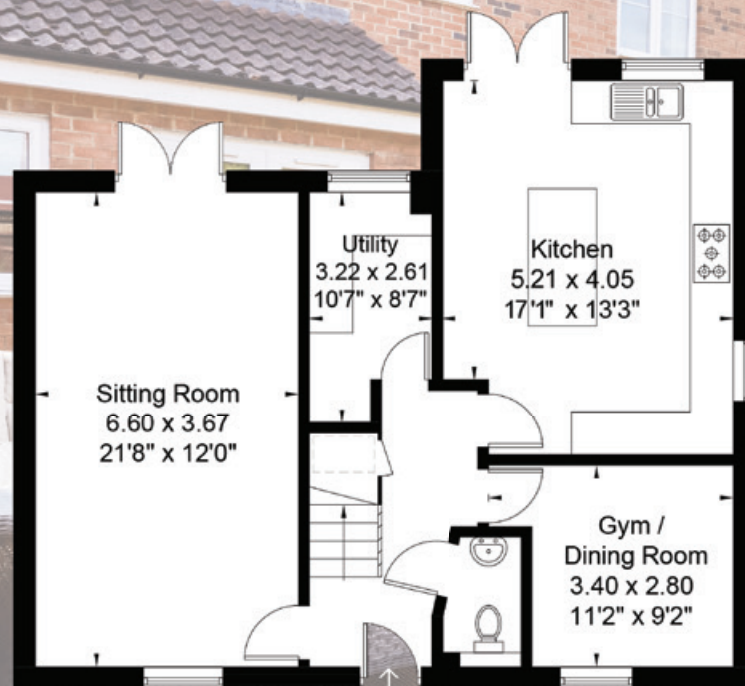
Tenure:	Freehold
Council Tax:	Band F
Local Authority:	Wiltshire district council
EPC Rating:	C
Services:	All mains services and EV charging point are connected
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



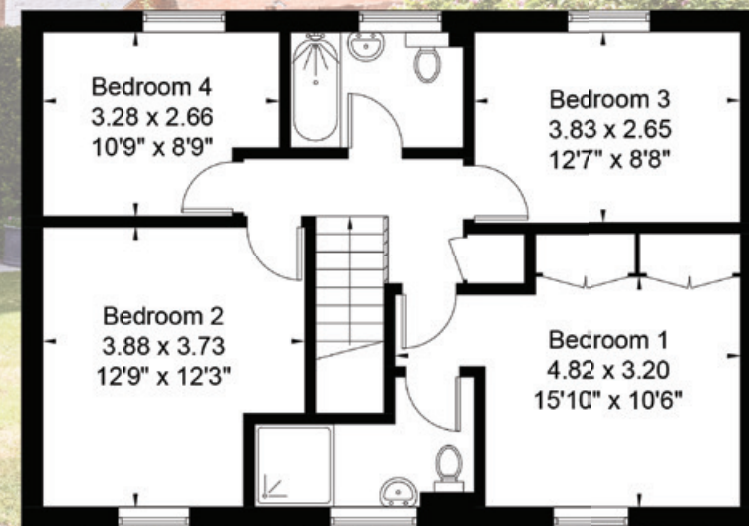
Approximate Gross Internal Area = 134.3 sq m - 1444 sq ft
Garage = 25.7 sq m / 276 sq ft
Total = 160 sq m / 1720 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

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