



30 Swan Drive Staverton Trowbridge BA14 8US

A beautifully presented waterside property offering delightful views over the marina and within easy access to the historic Kennet & Avon canal. A three bedroom, Charles Church house with spacious & flexible accommodation. Situated on the well regarded Staverton Marina development close to shop, and primary school. The property boasts entrance hall, refitted cloakroom, bedroom/living room with bi-fold doors onto balcony, lounge/dining room with patio doors onto balcony, refitted kitchen with integrated appliances; and a refitted family bathroom. Additional features include upgraded gas central heating with Worcester boiler, double glazing, integral garage with utility area, and driveway providing parking for several vehicles. Offered for sale with no onward chain - viewing is highly recommended.

£290,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite double glazed door to the front. Radiator. Karndean flooring and coving. Hive heating control. Stairs to the first floor with cupboard under. Smoke alarm. Panelled doors off and into: garage.

Refitted Cloakroom

Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Karndean flooring and part panelled walls. Extractor fan.

Bedroom Two/Living Room

12'5 x 10'4 max (3.78m x 3.15m max)
Double glazed bi-fold doors to the rear with bespoke fitted shutters, leading onto balcony overlooking marina. Radiator. Built-in triple wardrobe. Karndean flooring and coving. Television and telephone points.

Bedroom Three

10'2 x 7'10 max (3.10m x 2.39m max)
UPVC double glazed window to the rear. Radiator. Coving.



FIRST FLOOR

Landing

Balustrade. Access to loft space. Coving. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank.

Lounge/Dining Room

17'10 x 12'6 max (5.44m x 3.81m max)
UPVC double glazed window to the rear.
UPVC double glazed sliding patio doors to the rear leading onto balcony overlooking marina. Two radiators. Wall lights and coving. Television and telephone points.

Refitted Kitchen

10'7 x 8'1 (3.23m x 2.46m)
UPVC double glazed window to the front.
Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel AEG electric double oven and four-ring gas hob with glass splash-back and stainless steel extractor hood over. Integrated AEG microwave and dishwasher. Enclosed Worcester boiler. Karndean tiled flooring and inset ceiling spotlights.

Bedroom One

13'3 x 9'5 max (4.04m x 2.87m max)
UPVC double glazed window to the front with bespoke fitted shutters. Radiator. Built-in triple wardrobe. Coving.

Refitted Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, circular wash hand basin with cupboard under, and w/c with dual push flush. Mirror with light. Karndean tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over. External storage cupboard. Area laid to loose stone chippings and hedgerow. Tarmac driveway providing off road parking.

To The Rear

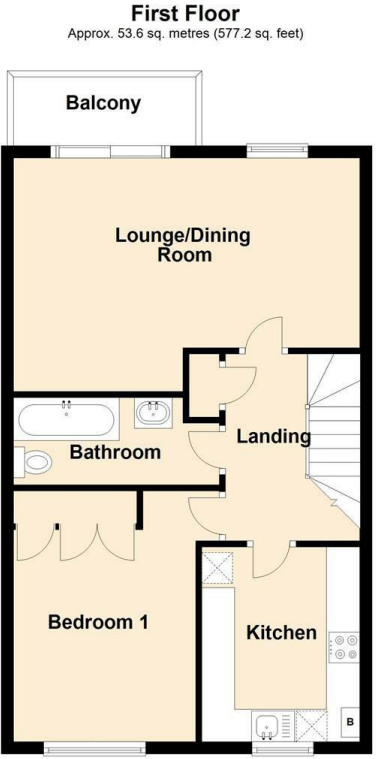
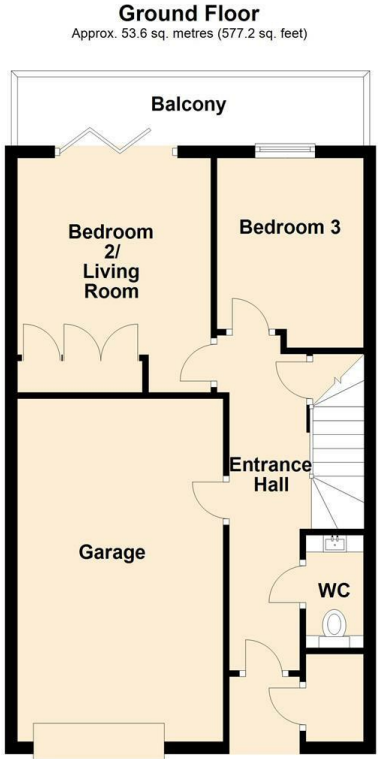
Ground and first floor balconies with south facing aspect, overlooking the marina with railings enclosing.

Garage

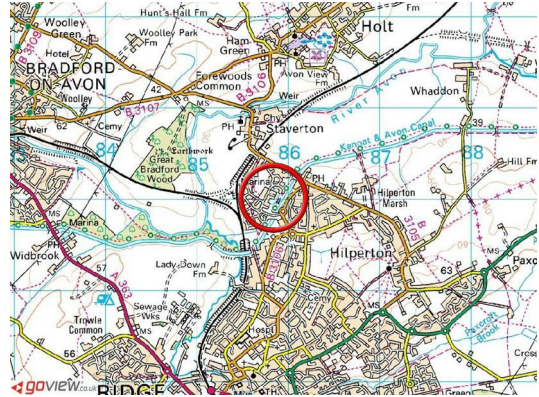
18'3 x 11'0 (5.56m x 3.35m)
Electric roller door to the front. Power and lighting. Fuse box. Work top. Plumbing for washing machine. Space for dryer and fridge/freezer.



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



Total area: approx. 107.3 sq. metres (1154.4 sq. feet)




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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.