



## 11 Cottles Barton Staverton Trowbridge BA14 6FB

- Well-Presented & Spacious Four Bedroom Modern Town House
- kitchen with integrated AEG appliances
- Cloakroom, En Suite & Family Bathroom
- UPVC Double Glazing
- Private Low Maintenance Garden
- Staverton Marina Development close to Canal, Shop & School
- Living room & Dining Room
- Three Double Bedrooms & Bedroom Four/Utility
- Gas Central Heating
- Two Allocated Parking Spaces

**Offers Over £300,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Double glazed panelled door to the front. Radiator. Smoke alarm. Nest. Stairs to the first floor. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Vinyl flooring. Extractor fan. Fuse box.

### Kitchen

8'6" x 8'2" (2.59 x 2.49)  
UPVC double glazed window to the front. Extensive range of matt laminate wall and base mounted units with solid core laminate work surfaces and up-stands; under cupboard lighting and mirrored splash-backs. Undermounted stainless steel sink unit with Quooker Boiling Water tap. Built-in high level stainless steel fan assisted AEG pyrolytic electric oven and combi microwave oven/grill. Built-in AEG four-ring induction hob with extractor over. Integrated AEG dishwasher and fridge/freezer. Vinyl flooring and inset ceiling spotlights. Speaker built into ceiling. Enclosed gas central heating boiler and heating controls. Nest.

### Living Room

16'2" x 15'7" max (4.93 x 4.75 max)  
UPVC double glazed window to the rear. Radiator. Recess for television. Panelled door to understairs storage cupboard with rechargeable LED light. Opening to the:

### Dining Room

10'9" x 7'10" (3.28m x 2.39m)  
UPVC double glazed windows to the rear and side with fitted pull down blinds. Vertical radiator. Tiled floor and inset ceiling spotlights. UPVC double glazed French doors to the side with fitted pull down blinds.

### FIRST FLOOR

#### Landing

Smoke alarm. Stairs to the second floor. Panelled doors off and into: airing cupboard.

#### Bedroom Two

15'8" x 9'0" (4.78m x 2.74m)  
Two UPVC double glazed windows to the rear. Radiator. Power point with USB point.

#### Bedroom Three

15'8" x 8'9" (4.78 x 2.67 (4.77 x 2.66))  
Two UPVC double glazed windows to the front. Radiator. Television and telephone points. Built-in workspace with LED lighting. Wireless phone charging point.

#### Family Bathroom

Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and screen enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Vinyl flooring and inset ceiling spotlights.

### SECOND FLOOR

#### Landing

Smoke alarm. Panelled doors off.

#### Bedroom One

16'4" x 13'5" max (4.98m x 4.09m max)  
Two UPVC double glazed windows to the front. Radiator. Built-in wardrobes with sliding mirrored doors enclosing. Panelled door to storage cupboard. Access to partially boarded loft with lighting. Panelled door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Vinyl flooring and inset ceiling spotlights. Mirrored cabinet.

### Bedroom Four/Utility

8'10" x 8'5" (2.69 x 2.57)  
UPVC double glazed window to the rear. Radiator. Wall and base mounted units with solid oak work surfaces. Plumbing for washing machine. Space for dryer.

### EXTERNALLY

#### To The Front

Path to front door with porch over and entrance light. Area laid to loose stone chippings. Gas and electric meters. Railings enclosing.

#### To The Rear

Enclosed low maintenance landscaped garden with private aspect comprising decked area to the immediate rear and areas laid to lawn. Garden shed. Outside light. 10ft x 8ft garden shed. Path to gated rear pedestrian access leading to two allocated parking spaces.



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

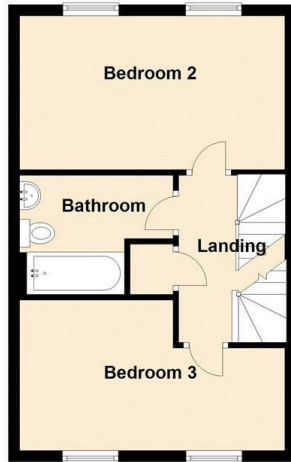
#### Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



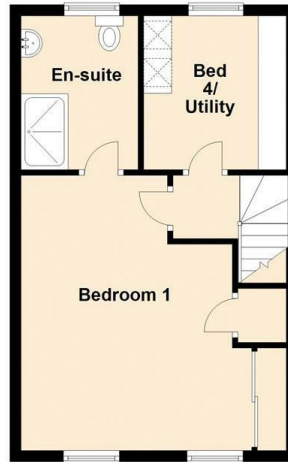
#### First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)

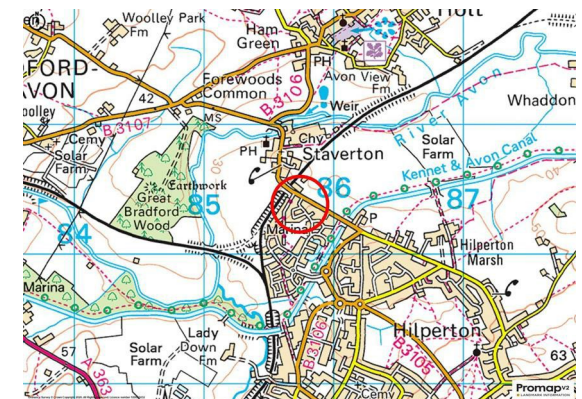
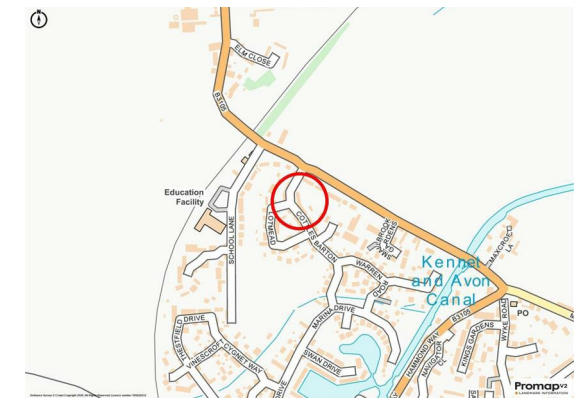


#### Second Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 118.3 sq. metres (1273.3 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.