



39 Warren Road Staverton Trowbridge BA14 8UZ

- Very Well Presented, Spacious & Upgraded Four Bedroom Detached Family Home
- Large Open Plan Kitchen/Family Room with Island
- Cloakroom & Family Bathroom
- Garden Room with Tri-Fold doors onto Gardens
- Enclosed Landscaped Garden with Private Aspect
- Well Regarded Marina Development close Canal, Recreation Ground, Shop & Primary School
- Living Room with French doors onto Gardens
- Main Bedroom Suite with Refitted En Suite
- UPVC Double Glazing & Gas central Heating
- Gated Double Driveway & Garage

Guide Price £380,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Panelled doors off and into: cloak cupboard with fuse box and electric meter. Wood effect flooring and coving.

Living Room

18'11" x 10'5" (5.77 x 3.18)

UPVC double glazed window to the front. Two radiators. Feature Bath stone fireplace with living flame gas fire inset. Television and telephone points. Wood effect flooring and coving. UPVC double glazed French doors to the rear.

Kitchen/Family Room

23'0" x 12'0" max (7.03 x 3.68 max)

UPVC double glazed windows to the front and rear. Radiator and contemporary anthracite vertical radiator. Extensive range of modern wall, base, drawer and larder units with composite work surface and splash-backs. Breakfast island with drawer unit under. Inset stainless steel one and a half bowl sink unit with mixer tap. Built-in high level stainless steel fan assisted oven and microwave oven. Built-in four ring electric hob with stainless steel extractor hood over. Integrated dishwasher, washing machine, wine fridge and fridge/freezer. Wood effect flooring and inset ceiling spotlight. Doors to small under stairs storage cupboard. Panelled door to the:

Rear Hall

Double glazed door to the side with fitted blinds. Radiator. Wall mounted Glow-Worm boiler. Wood effect flooring. Panelled door to the:

Cloakroom

Radiator. Wash hand basin with tiled splash-backs and w/c with dual push flush. Extractor fan. Wood effect flooring.



FIRST FLOOR

Landing

UPVC double glazed windows to the front and rear. Two radiators. Stairs to the second floor. Smoke alarm. Coving. Panelled doors off and into: airing cupboard housing pressurized tank.

Bedroom Two

11'8" x 10'7" (3.58 x 3.24)
UPVC double glazed window to the front. Radiator. Large floor to ceiling wardrobe with mirrored doors enclosing. Television point.

Bedroom Three

12'4" x 8'9" (3.77 x 2.68)
UPVC double glazed window to the front. Radiator. Television point.

Bedroom Four

10'7" x 6'11" (3.23 x 2.12)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Extractor fan. Shaving point. Tiled effect vinyl flooring.

SECOND FLOOR

Landing

Smoke alarm. Panelled door to the:

Bedroom One

15'1" x 11'10" (4.60 x 3.62)
UPVC double glazed window to the front and double glazed Velux windows to the rear with fitted blind. Two radiators. Television and telephone points.

Dressing Area

14'5" x 7'6" max (4.40 x 2.30 max)
Two double glazed Velux windows to the rear with fitted blinds. Two radiators. Built-in wardrobes with panelled doors enclosing and shelving. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c with dual flush w/c. Extractor fan. Tiled flooring and inset ceiling spotlights. Shaving point.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Gravel areas with various shrubs. Private outlook on to mature hedgerow and brook. Double gates leading to enclosed driveway.

To The Rear & Side

Enclosed landscaped garden with private aspect comprising patio areas to the immediate rear, area laid to lawn, decked area and well stocked borders enclosed by cut sleepers. Outside tap and lights. Opening onto tarmac double driveway with gates enclosing. Enclosed by fencing and walling.

Garden Room

15'5" x 8'2" (4.72 x 2.50)
Double glazed tri-fold doors to the side. Electric heater. Wood effect flooring and inset ceiling spotlights.

Garage

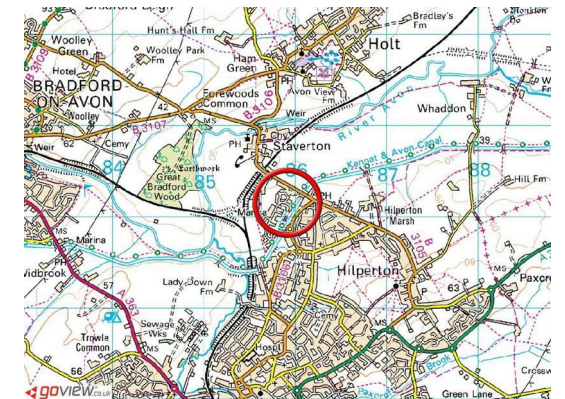
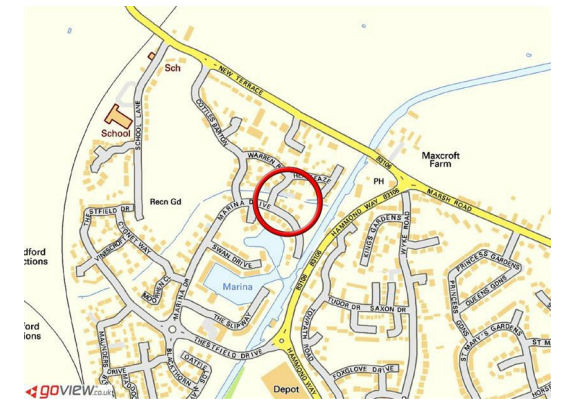
16'4" x 8'2" (5.0m x 2.50)
Up and over door to the front. Power and lighting. Eaves storage.



Tenure **Freehold**
 Council Tax Band **E**
 EPC Rating



Total area: approx. 157.6 sq. metres (1696.8 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.