



KINGSTONS



77 School Lane Staverton Trowbridge BA14 6NZ

- Spacious & Extended, Three DOUBLE Bedroom Semi-Detached Family Home
- Large Living/Family/Dining Room & Conservatory
- Cloakroom, Luxury Shower Room & Bathroom
- Large West Facing Private Garden
- Driveway Providing Parking for 2-3 Vehicles
- Opposite Popular Primary School in a Well Regarded Village Close to BOA & Holt
- Modern Kitchen/Breakfast Room & Utility Room
- UPVC Double Glazing & Gas central Heating
- 6m x 3.5m Workshop & Additional Workshop/Store
- Offered For Sale with No Onward Chain

Offers Over £290,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. UPVC double glazed windows to front and sides. Tiled flooring. Light. Coat hanging space. Part obscured glazed door to the:

Entrance Hall

Window to the front. Radiator. Stairs to the first floor with under stairs storage cupboard with UPVC double glazed window to the side and hanging rail. Panelled door to airing cupboard housing pressurised combi boiler, with shelving, hanging rail and light. Telephone point. Smoke alarm. Central heating controls. Panelled doors off and into:

Family/Dining Room

14'2" x 11'10" (4.33 x 3.62)

UPVC double glazed French doors to the conservatory. Radiator. Telephone point. Wall lights. Open plan to the:

Living Room

12'8" x 11'2" (3.88 x 3.41)

UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantel. Television and telephone points. Wall lights. Smoke alarm.

Conservatory

12'0" x 7'9" (3.66 x 2.38)

UPVC double glazed and brick construction with French doors to the rear. Radiator. Tiled flooring. Ceiling lights and fan. Television point. Part glazed door to the:

Kitchen/Breakfast Room

14'4" x 10'9" (4.38 x 3.28)

UPVC double glazed windows to the rear and side. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in four-ring electric hob with stainless steel splash-back with extractor hood over. Dishwasher included. Space for fridge/freezer. Part glazed door to the utility. Tiled flooring, coving and inset ceiling spotlights. Smoke alarm.



Refitted Shower Room

Obscured UPVC double glazed window to the side. Black towel radiator. Four piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin, bidet and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Illuminated mirrored cabinet.

Utility Room

9'9" x 6'3" (2.98 x 1.93)

Aluminium framed double glazed window and door to the rear. Radiator. Base mounted units with tiled splash back and rolled top work surfaces. Stainless steel double sink, single drainer unit with mixer tap. Washing machine included. Part glazed door to the store room. Door to the:

Cloakroom

Corner wash hand basin and w/c.

Workshop/Store Room

9'11" x 7'8" (3.03 x 2.36)

UPVC double glazed window and door to the front. Eaves storage. Shelving. Smoke alarm. Upgraded Fuse box and electric meter.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to large, boarded loft space with ladder and light. Smoke alarm. Doors off and into:

Bedroom One

12'6" x 13'6" (3.83 x 4.14)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with hanging rail and shelving. Smoke alarm. Telephone point. High level television points. Smoke alarm.

Bedroom Two

12'5" x 11'4" (3.79 x 3.46)

UPVC double glazed window to the front. Radiator. Two built-in single wardrobes with hanging rails and shelving. High level TV point with bracket.

Bedroom Three

9'1" x 8'6" (2.78 x 2.60)

UPVC double glazed window to the rear. Radiator. Telephone and television points. Smoke alarm.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator and towel radiator. Three piece suite comprising panelled bath with mains shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c with enclosed cistern. Vinyl flooring and inset ceiling spotlights. Shaving point and light. Extractor fan.

EXTERNALLY

To The Front

Good sized front garden with area laid to lawn. Driveway providing off road parking for 2-3 vehicles. . Enclosed by 3ft walling. Outside light.

To The Rear

Large established garden with private westerly aspect comprising paved patio area to the immediate rear, area laid to lawn, large pond with water feature, variety of plants, trees and shrubs, and additional area laid to lawn. Vegetable garden area. Greenhouse. Additional paved area. Outside tap and light.

Workshop

19'10" x 11'10" (6.05m x 3.61m)

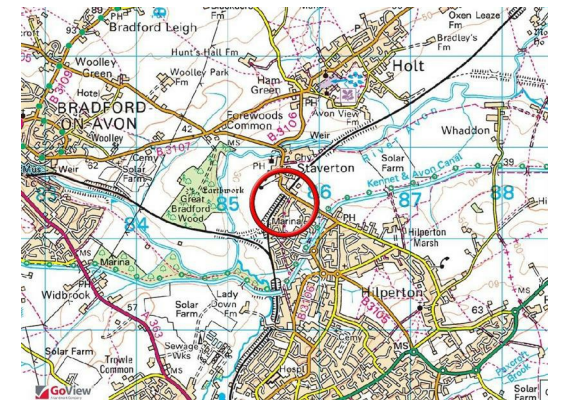
Timber and metal construction with pitched roof. Power and lighting. Window to the side. Window and door to the front.



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



Total area: approx. 159.5 sq. metres (1717.0 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.