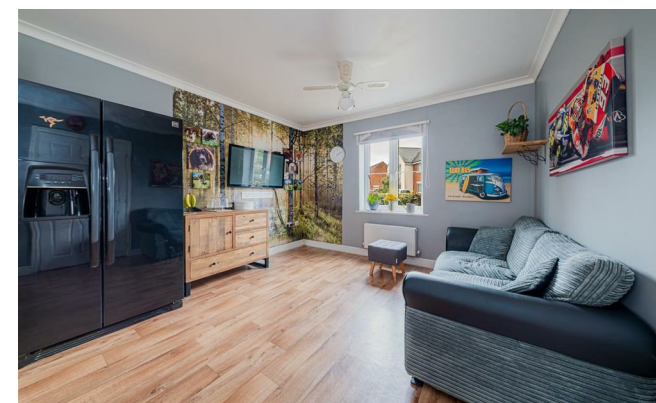




21 Cygnet Way Staverton Trowbridge BA14 8UU

A well presented double fronted, detached family home situated on a corner plot close to recreation ground, school and historic K&A canal within the highly regarded development of Staverton Marina. The modern interior features dual aspect living room with feature fireplace, dual aspect kitchen/dining room, utility room, upgraded bath & shower rooms, four good sized bedrooms, uPVC double glazing and gas central heating system. External features included south-west facing landscaped gardens with private aspect, summer house and private hot tub area, tandem driveway for up to three vehicles and detached garage with eaves storage. Early viewing is highly recommended as properties within this development prove extremely popular, especially with no onward chain.

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured UPVC double glazed door to the front. Radiator. Wood effect vinyl flooring. Stairs to the first floor with cupboard under. Fuse box. Panelled doors off and into:

Cloakroom

Radiator. Pedestal wash hand basin with tiled splash backs and w/c with dual push flush. Extractor. Wood effect vinyl flooring.

Living Room

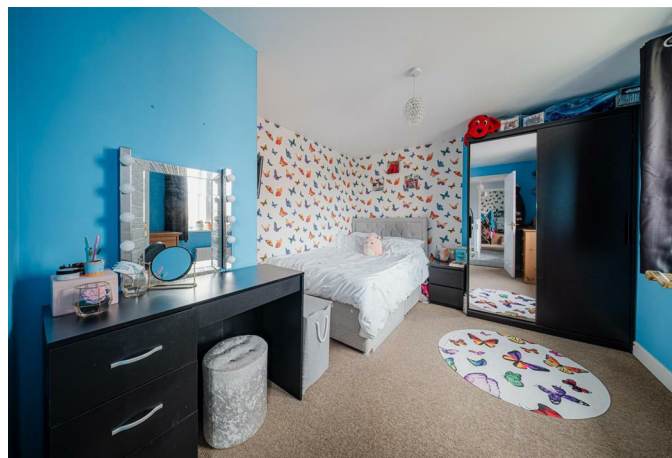
20' x 11'3" (6.10 x 3.44)
UPVC double glazed window to front and UPVC double glazed French doors to rear. Two radiators. Television point. Wood fire surround.

Kitchen/Dining Room

20'1" x 11'7" (6.13 x 3.52)
UPVC double glazed windows to front and rear. Two radiators. Extensive range of modern wall and base mounted units with wood effect rolled top work surfaces and splash-backs. Acrylic one and a half bowl sink drainer unit with mixer tap. Built in stainless steel electric oven and four ring gas hob with stainless steel splash-back and extractor hood. Plumbing for dishwasher. Wood effect vinyl flooring and coving. Space for dining table. Television point. Ceiling fan. Extractor. Panelled door to the:

Utility Room

6'6" x 5'9" (1.99 x 1.75)
UPVC double glazed door to rear. Wall and base mounted units with wood effect work surfaces and splash-backs. Plumbing for washing machine. Space for tumble dryer. Wood effect vinyl flooring. Extractor fan. Wall mounted central heating boiler.



FIRST FLOOR

Landing

UPVC double glazed window to front. Radiator. Balustrade. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard housing upgraded pressurised hot water tank and shelving.

Bedroom One

12'2" x 11'7" (3.70 x 3.53)

UPVC double glazed window to rear. Radiator. Built in double wardrobe. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to rear. Radiator and electric heater. Three piece white bathroom suite with part tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Shaving point. Extractor fan. Cobble effect vinyl flooring.

Bedroom Two

11'8" x 10'6" (3.56 x 3.20)

UPVC double glazed window to front. Radiator.

Bedroom Three

9'5" x 7'11" (2.87 x 2.42)

UPVC double glazed window to rear. Radiator.

Bedroom Four

8'5" x 7'10" (2.57 x 2.38)

UPVC double glazed window to front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to rear. Radiator. Three piece white bathroom suite with extended tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Shaving point. Extractor fan. Cobble effect vinyl flooring.

EXTERNALLY

To The Front & Side

Paved path to the front door with storm porch over and entrance light. Areas laid to lawn with Beech hedgerow enclosing. Gas and electric meters. Tandem driveway providing off road parking for 2-3 vehicles with car-port attached to garage and five-bar gates enclosing.

To The Rear

Enclosed south-west facing landscaped gardens with private aspect comprising areas laid to patio and loose stone and bark chippings with mixed borders with a variety of plants, trees and shrubs. Pergola over decked area with space for hot-tub. 10ft x 8ft summer house. Outside tap, power point and light. 10ft x 8ft summer house. Enclosed by fencing and walling with gated side pedestrian access.

Garage

17'9" x 8'9" (5.40 x 2.66)

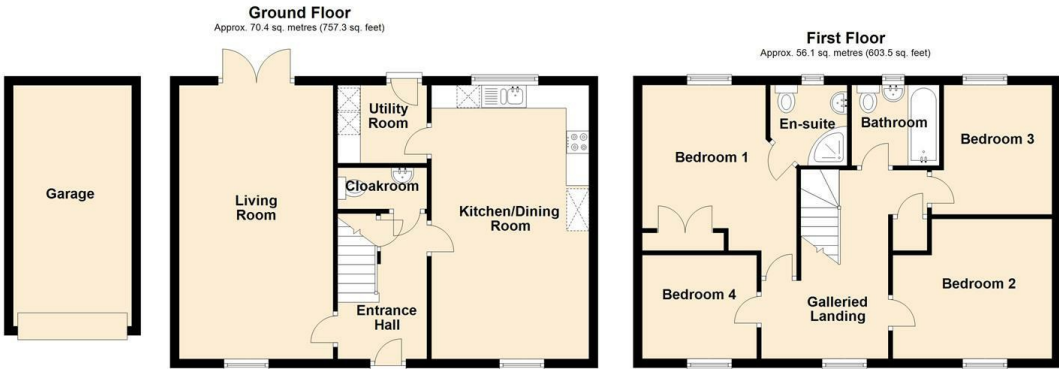
Electric roller door to the front. Power and lighting. Eaves storage.

AGENTS NOTE:

Freestanding appliances and some contents/furniture available by separate negotiation.



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



Total area: approx. 126.4 sq. metres (1360.8 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.

