



9 Cygnet Way Staverton, Trowbridge BA14 8UU

- Detached Executive Family Home
- Close to Canal, Recreational Ground & Shop
- Kitchen/Breakfast Room & Utility with Integrated Appliances
- Four Further Double Bedrooms
- Private Garden, Double Garage & Driveway
- Tucked Away in Marina Development
- Two Reception Rooms & Study
- Bedroom Suite with Dressing Room & En Suite Shower Room
- Additional En Suite & Family Bathroom
- No Onward Chain

Guide Price £450,000





Entrance Hall

Part obscured double glazed, panelled door to the front. Radiator. Tiled flooring and coving. Smoke alarm. Alarm control panel. Fuse box - fitted 2020. Stairs to the first floor. Panelled doors off and into:

Cloakroom

Radiator. Two piece white suite with part tiled surrounds comprising corner pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

Living Room

21'7 x 11'11 (6.58m x 3.63m)
UPVC double glazed window to the front. Two radiators. Television and telephone points. Coving. UPVC double glazed French doors to the rear.

Dining Room

12'5 x 8'11 (3.78m x 2.72m)
UPVC double glazed window to the front. Radiator. Coving.

Study

6'9 x 6'7 (2.06m x 2.01m)
UPVC double glazed window to the rear. Radiator. Coving.

Kitchen/Breakfast Room

12'4 x 12'1 min (3.76m x 3.68m min)
UPVC double glazed window and French doors to the rear. Radiator. Range of wall, base and drawer units with rolled top work surfaces and up-stands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Zanussi stainless range style, five burner cooker with stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlights. Panelled door to the:

Utility Room

7'4 x 5'3 (2.24m x 1.60m)
Double glazed, panelled door to the side. Radiator. Base mounted unit with rolled top work surface and upstand. Stainless steel single sink drainer unit with mixer tap. Integrated washing machine. Space for dryer. Wall mounted boiler. Tiled flooring.



FIRST FLOOR

Landing

Radiator. Smoke alarm. Stairs to the second floor. Panelled doors off and into: airing cupboard housing hot water tank.

Bedroom Two

12'9 x 12'1 (3.89m x 3.68m)
UPVC double glazed window to the front. Radiator. Television point. Coving. Panelled door to:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Three

12'8 x 9'8 min (3.86m x 2.95m min)
UPVC double glazed window to the front. Radiator. Large built-in wardrobe with double panelled doors enclosing. Television point. Coving.

Bedroom Four

11'1 x 8'8 (3.38m x 2.64m)
UPVC double glazed window to the rear. Radiator. Coving. Television point.

Bedroom Five

8'9 x 8'6 min (2.67m x 2.59m min)
UPVC double glazed window to the rear. Radiator. Coving. Television point. Recess.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

SECOND FLOOR

Landing

Smoke alarm. Panelled door to the:

Bedroom One

22'2 x 13'6 max (6.76m x 4.11m max)
UPVC double glazed window to the front and two double glazed Velux windows to the rear with fitted blinds. Two radiators. Television and telephone points. Panelled door to the:

Dressing Room

8'6 x 7'6 (2.59m x 2.29m)
Double glazed Velux window to the rear with fitted blind. Radiator. Built-in double and single wardrobes with hanging rails and shelving, Access to loft space. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising double shower cubicle with mains shower and folding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front & Side

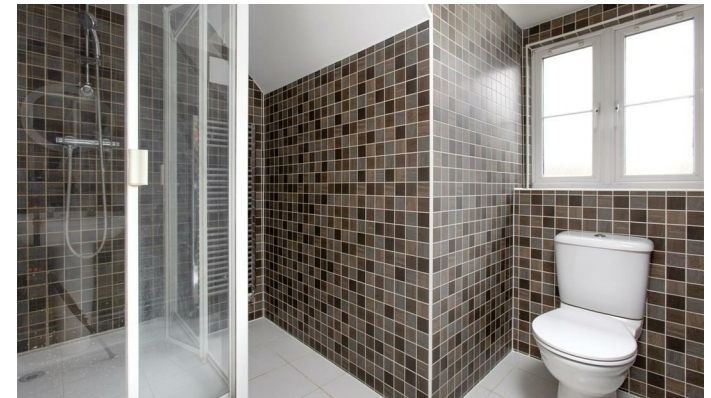
Storm porch over front door with entrance light. Gravel borders. Gas and electric meters. Tarmac driveway to the side providing off road parking for several vehicles. Gated side pedestrian access to the rear. External light.

To The Rear

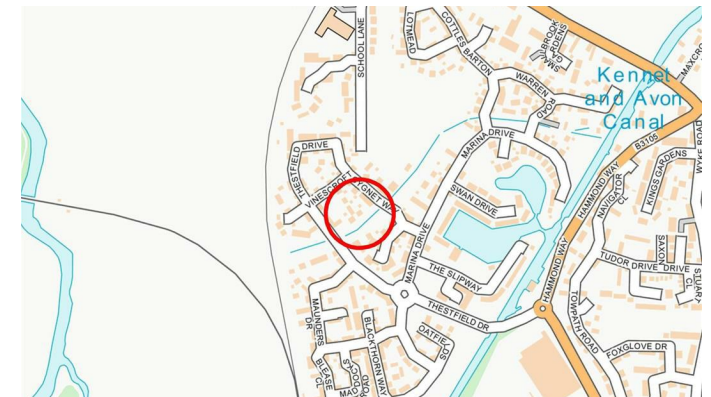
Good sized, low maintenance garden with private aspect comprising two paved patios to the immediate rear, area laid to loose stone chippings, and raised beds. External tap. All enclosed by fencing and walling.

Double Garage

17'8 x 16'2 (5.38m x 4.93m)
Two up and over doors to the front. Power and lighting. Eaves storage.



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




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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.