



## 10 Maddocks Road Staverton Trowbridge BA14 8UQ

- Very Well Presented & Updated Family Home in the Well Regarded Marina Development
- Dual Aspect Living Room
- Cloakroom & Refitted Family Bathroom
- UPVC Double Glazing & Gas Central Heating
- Garage & Driveway for Three-Four Vehicles
- Close to Primary School, Recreation Ground, Shops, Countryside & Canal
- Large Kitchen/Dining Room
- Main Suite with Dressing Area & Refitted En Suite
- Newly Landscaped Rear Garden
- Offered for Sale with No Chain

**Offers Over £350,000**





**AGENTS NOTE:**

The property is being sold with no onward chain. Only moving due to job relocation.

**ACCOMMODATION**

All measurements are approximate

**Entrance Hall**

Newly fitted composite, double glazed door to the front. Radiator. Stairs to the first floor. Tiled flooring, dado rail and coving. Smoke alarm. Panelled doors off and into: cloak cupboard.

**Living Room**

18'10 x 10'6 (5.74m x 3.20m)  
UPVC double glazed window to the front. Two radiators. Wood effect flooring, wall lights and coving. Television and telephone points. UPVC double glazed French doors to the rear.

**Kitchen/Dining Room**

23'0 x 11'11 max (7.01m x 3.63m max)  
UPVC double glazed windows to the front and rear. Radiator. Extensive range of modern wall, base and drawer units with tiled surrounds and contrasting granite work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level fan assisted oven double oven. Built-in stainless steel four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for dining table. Tiled flooring and coving. Wall mounted boiler. Television point. Panelled door to the:

**Rear Hall**

Obscured double glazed door to the side. Tiled flooring. Panelled door to the:

**Cloakroom**

Radiator. Two piece white suite comprising wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

## FIRST FLOOR

### Landing

UPVC double glazed windows to the front and rear. Radiator. Stairs to the second floor. Dado rail and coving. Smoke alarm. Panelled doors off and into: cloak cupboard.

### Bedroom Two

10'7 x 9'8 (3.23m x 2.95m)  
UPVC double glazed window to the front. Radiator. Built-in run of wardrobes and tinted mirrored sliding doors enclosing.

### Bedroom Three

11'11 x 9'6 (3.63m x 2.90m)  
UPVC double glazed window to the front. Radiator.

### Bedroom Four

10'9 x 6'9 (3.28m x 2.06m)  
UPVC double glazed window to the rear. Radiator.

### Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Wood effect flooring. Shaving point.

## SECOND FLOOR

### Landing

Smoke alarm. Panelled door to the: airing cupboard.

### Main Bedroom Suite

#### Bedroom Area

16'0 x 12'1 min (4.88m x 3.68m min)  
UPVC double glazed window to the front. Two double glazed Velux windows to the rear. Radiator. Television point. Ceiling light and fan. Access to eaves storage. Access to loft space.

#### Dressing Area

8'1 x 7'6 min (2.46m x 2.29m min)  
Double glazed Velux window to the rear. Radiator. Access to eaves storage. Panelled door to the:

#### Refitted En Suite Shower Room

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

## EXTERNALLY

### To The Front

Gate and path to the front door with entrance light. Areas laid to loose stone chippings. Low level picket fencing enclosing. Tandem driveway providing off road parking for 3-4 vehicles. Gated side pedestrian access to the rear.

### To The Rear

Good sized, newly landscaped garden comprising large Indian sandstone patio area to the rear and side, area laid to lawn and raised bed with timbers enclosing. Outside tap. All enclosed by fencing.

### Garage

16'9 x 9'7 (5.11m x 2.92m)  
Up and over door to the front. Power and lighting. Eaves storage.

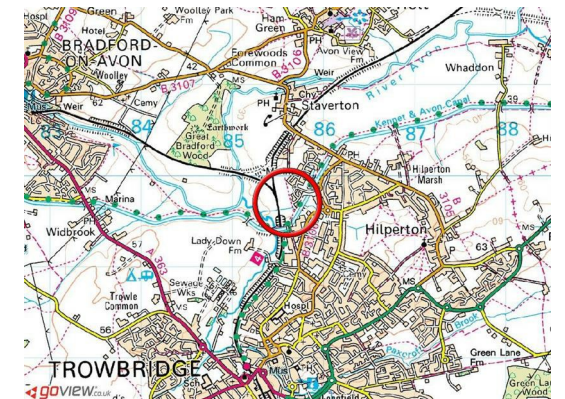
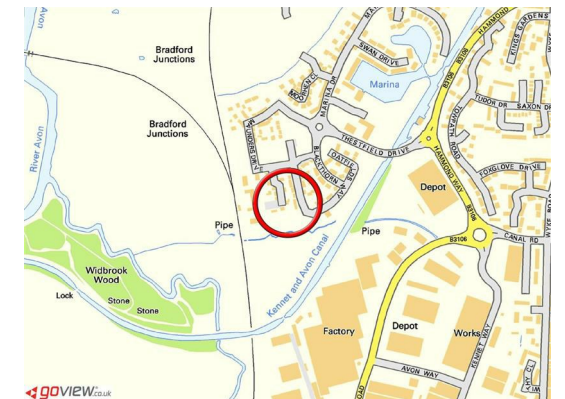




Tenure **Freehold**  
 Council Tax Band **D**  
 EPC Rating **C**



Total area: approx. 144.8 sq. metres (1558.4 sq. feet)



**KINGSTONS**  
 Trowbridge Office

5C-5D Fore Street, Wiltshire,  
 BA14 8HD

**Contact**

01225 777720  
 sales@kingstonstrowbridge.co.uk  
 kingstonstrowbridge.co.uk

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.