



£362,500

Energy Efficiency Rating: C

Cottles Barton, Staverton, BA14 6FB.

Home Estate Agents are pleased to offer to the market this most spacious 4/5 double bedroomed family home situated on this popular modern development within Staverton. The property benefits from gas central heating, double glazing, upgraded shower rooms and cloakroom, study/bedroom 5, oak flooring, detached garage, off-road parking for 2 cars and gardens to front and rear.

An internal inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.



Home Estate Agents are pleased to offer to the market this most spacious 4/5 double bedroomed family home situated on this popular modern development within Staverton.

The property benefits from gas central heating, double glazing, detached garage, off-road parking for 2 cars and various upgrades throughout.

The larger than average accommodation briefly comprises: - Entrance hall, lounge, study/ bedroom 5, dual aspect kitchen/diner, utility room, downstairs cloakroom, master bedroom with ensuite, 3 further double bedrooms, spacious family shower room, gardens to front and rear, garage and further parking for 2 cars.

The property is well located for local shops, schooling, and onward travel to Trowbridge, Bradford on Avon and Bath. An internal inspection is highly recommended.

Agent's Note:

Pursuant to the Estate Agents Act of 1979, notice is given that the vendor of this property is associated with @ Home Estate Agents (Bath) Ltd.

Courtesy outside light, replacement composite front door to:

Entrance Hall:

Oak flooring, stairs with oak treads to first floor landing, radiator, understairs cupboard with consumer unit, LED downlight, white panelled doors to: -

Cloakroom:

Modern upgraded white suite of low flush WC, corner wash hand basin with mono-tap and cabinet below, radiator, oak flooring, extractor fan, LED downlight.

Lounge: (Irregular shape) 6.22m (max) x 3.61m

2 double glazed windows to front aspect, TV, Sky & telephone point, oak flooring, 2x radiators, white panelled door to: -

Study/ Bedroom 5: (Irregular shape) 4.54m x 2.45m

Double glazed French doors to rear garden and decked area, oak flooring, radiator, telephone point.

Kitchen/Diner: 6.14m x 3.58m

Double aspect room with double glazed windows to front and rear aspect.

Kitchen Area: Single drainer 1 ½ bowl stainless steel sink unit with mixer tap over, fitted work surfaces with matching upstands, range of base level units and drawers, matching wall units, fitted stainless steel 4 ring gas hob with electric fan assisted oven below and stainless steel extractor canopy hood over, integrated dishwasher and fridge/freezer, extractor fan, LED downlights, tiled flooring and half tiled walls, white panelled door to utility room.

Dining Area: 2x radiators, LED downlights, TV point, tiled flooring.

Utility Room: 1.95m x 1.88m

Matching base level and wall units, fitted work surfaces with matching upstands, plumbing for washing machine and space for dryer, extractor fan and LED downlight, Glow Worm gas fired boiler serving heating and domestic hot water, casement double glazed door to rear garden.

First Floor Landing:

Oak flooring, balustrade, double glazed window to front aspect, radiator, LED downlights, airing cupboard with hot water tank and shelving, white panelled doors to: -

Master Bedroom: 4.96m x 4.16m

2x double glazed windows to rear aspect, 2x radiators, TV and telephone point, double fitted wardrobe with shelving and hanging rail, further double fitted wardrobe with mirrored sliding doors and LED lighting.

Ensuite:

Upgraded shower room with glazed shower cubicle with white tray and Bristan mixer shower, wash hand basin with mono tap and vanity unit below, fitted mirror with sensor and light, low flush WC with concealed cistern with matching furniture, chrome towel radiator, tiled walls and flooring, extractor fan, LED lighting, double glazed window to rear aspect.

Bedroom 2: (Irregular shape) 6.13m x 3.01m

2 double glazed windows to front aspect, 2 radiators, loft hatch giving access to very large, insulated loft

space, power point and bracket for wall hung TV.

Bedroom 3: 4.75m x 2.40m

2 double glazed windows to front aspect, radiator.

Bedroom 4: (Irregular shape) 3.87m x 3.05m

Double glazed window to rear aspect, radiator.

House Shower Room:

Upgraded shower room with walk-in shower enclosure, with Bristan mixer shower, wash hand basin with mono tap and vanity unit below, low flush WC with concealed cistern with matching furniture, grey towel radiator, LED downlights, extractor fan, shaver socket, double glazed window to rear aspect, large, illuminated mirror, matching wall and floor tiles.

Front Garden:

Low maintenance front garden with wrought iron railings and mature hedging, path to front door with courtesy light and further path and gate giving access to enclosed side passageway ideal for bin storage, bikes etc, access to: -

Rear Garden:

Mainly laid to lawn with decked area, raised borders with shingled areas to rear and side, outside tap and lighting, panelled fencing to 2 sides and brick retaining wall to the rear, path and gate to the rear parking and garage.

Garage & Parking:

Detached single garage with up and over door, power and light, designated off road parking for 2 cars, security lighting.

www.ahea.co.uk

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BA14 6FB.

Call now, visit us in
branch or go online
to book your viewing.



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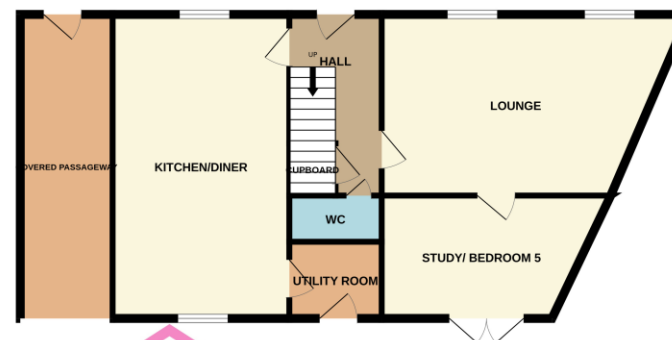
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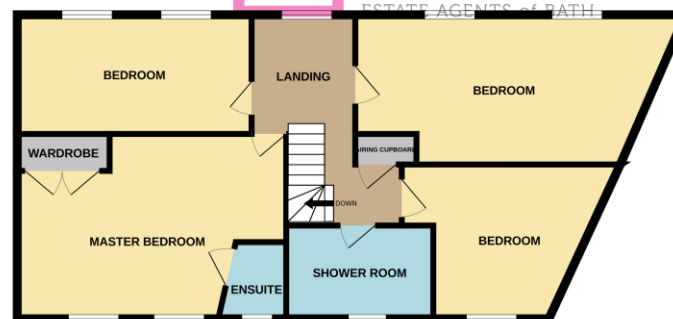
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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