



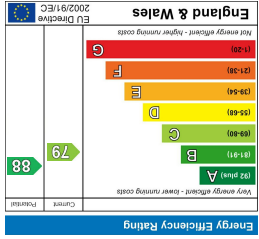
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**IMPORTANT NOTICE**  
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**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIARFF360</p> <p>Reduced bedroom (below 1.5m x 2.7m)</p> <p>(1) Excluding balconies and terraces.</p>	<p>Approximate total area<sup>(1)</sup></p> <p>1368.93 sq ft</p> <p>127.18 m<sup>2</sup></p> <p>Reduced bedroom</p> <p>39.18 sq ft</p> <p>3.64 m<sup>2</sup></p>
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83 Thestfield Drive  
Staverton, Trowbridge, BA14 8TT  
£375,000

- Four Bedroom Detached Town House
- Dual Aspect Lounge
- Cloakroom & Family Bathroom
- Gas Central Heating & PVCu Double Glazing
- Driveway & Garage
- Spacious Master Bedroom Suite
- Kitchen/Dining Room & Rear Hall
- Enclosed Rear Garden
- EPC Rating C
- NO ONWARD CHAIN





## SITUATION

Thestfield Drive offers an interesting mixture of differing styles of property and is well situated in the village of Staverton which has the Kennet & Avon canal running through it, with the Marina close by and is great for cycle rides and dog walking. The village also offers offering a public house convenience store. Well situated just to the north of Trowbridge the property offers easy access to the nearby picturesque town of Bradford on Avon, the Georgian City of Bath and onto the M4 Motorway.

Trowbridge which is the County town of Wiltshire is situated nearby and offers great shopping facilities with numerous Supermarkets, The Shires covered shopping centre and the Gateway with many restaurants, leisure facilities including a multiplex cinema and sports centre. Trowbridge also has a main line rail station with links to Bath, Bristol, London and across the South West. There is also an extensive number of schools available in Trowbridge to cover all age groups.

## DESCRIPTION

This spacious 4 bedroom detached town house is well situated in a popular location close to the Staverton Marina and the Kennet & Avon canal. The property offers accommodation over three floors including an entrance hall, spacious dual aspect lounge and kitchen/dining room, rear hall and a cloakroom on the ground floor. On the first floor are three bedrooms and a family bathroom whilst on the second floor there is a large master bedroom suite with dressing area with built in wardrobes and an en suite shower room. The property further offers gas central heating and PVCu double glazing.

Outside there is a good size rear garden which is mainly lawned, with two patio areas, being enclosed by a wall and fence with timber gate leading to the driveway and garage at the rear.

NO ONWARD CHAIN

## ENTRANCE HALL

Front door with double glazed insert to entrance hall. Entrance hall with radiator, laminate floor covering, a built in storage cupboard and stairs to first floor landing. Doors to lounge and kitchen/dining room.

## LOUNGE

18'8" x 10'4" (5.71 x 3.17)

Two radiators, PCV double glazed window to the front and PVCu double glazed French doors to rear garden.

## KITCHEN/DINING ROOM

22'11" x 11'10" (7.0m x 3.63)

With a one and half bowl single drainer stainless steel sink unit with mixer taps over and cupboard under, work surface to one side and spaces under with plumbing for dish washer and washing machine. There is a range of base units and wall cupboards incorporating a breakfast bar area with laminate work surfaces with upstands,, stainless steel extractor hood. Tiled floor, wall mounted cupboard housing Icos gas fired boiler, nine inset down lights, dual aspect PVCu double glazed windows to front and rear, door to rear hall.

## REAR HALL

Tiled flooring, door to cloakroom and part double glazed door to rear garden.

## CLOAKROOM

With a white suite comprising low level WC, pedestal wash hand basin, tiled floor and radiator.

## FIRST FLOOR

### FIRST FLOOR LANDING

Radiator, dual aspect PVCu double glazed windows to front and rear, a built in shelved airing cupboard housing hot water cylinder and immersion heater, stairs to second floor landing.

## BEDROOM TWO

11'6" x 10'7" (3.51m x 3.23m )

Radiator and PVCu double glazed window to front.

## BEDROOM THREE

12'0" x 8'9" (3.68m x 2.68m)

Radiator and PVCu double glazed window to front.

## BEDROOM FOUR

10'7" x 6'11" (3.23m x 2.13m)

Radiator and PVCu double glazed window to rear.

## FAMILY BATHROOM

With a white suite comprising a panelled bath with mixer taps and shower attachment over, shower rail & curtain. Pedestal wash hand basin, low level WC, tiled floor, heated towel rail, shaver socket, six inset down lights and PVCu double glazed window to rear.

## SECOND FLOOR

### SECOND FLOOR LANDING

Access to roof space and door to master bedroom suite.

## MASTER BEDROOM SUITE

11'10" x 15'0" (3.61m x 4.59 )

Two radiators, PVCu double glazed window to front and three double glazed roof lights to rear.

## DRESSING AREA

4'7" x 5'6" plus 3'2" x 3'0" (1.40m x 1.70m plus 0.99m x 0.93 )

Built in double wardrobe with shelf and hanging rail.

## EN SUITE SHOWER ROOM

With a white suite comprising an independent shower cubicle with folding doors and a thermostatic shower, low level WC, pedestal wash hand basin, heated towel rail, shaver socket, tiled walls and floor, PVCu double glazed window to front.

## EXTERNALLY

### FRONT GARDEN

With gravelled areas and steps leading to the front door with canopy porch and lantern light. There is a further area of garden to the right hand side of the house as you face it which has numerous shrubs.

### REAR GARDEN

With paved patio area and mainly laid to lawn, being enclosed by a brick built wall and wooden panelled fence with timber gate to the adjoining driveway and garage at the rear.

### DRIVEWAY

A shared access driveway leads via the right hand side of the property to a driveway with parking space for one car leading to garage.

### GARAGE

With metal up and over door.

### TENURE

Freehold with vacant possession on completion

### COUNCIL TAX

The property is in Band E with the amount payable for the year 2024/25 being £2694.19

### SERVICES

Mains services of gas, water, drainage and electricity are connected.

### VIEWING

To arrange a viewing please call 01225 341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

### CODE

11139 26/03/2024

