



KINGSTONS



15 Warren Road

Staverton Trowbridge BA14 8UZ

An executive style detached family home tucked away within the well regarded Marina development close to the canal, recreation ground, shop and primary school. This large four bedroom property boasts plenty of accommodation comprising large reception hall, three reception rooms, kitchen/dining/family room, utility room, cloakroom, main bedroom with dressing room and en suite shower room, additional en suite bedroom and family bathroom. Features include good sized private gardens, double garage and gated driveway providing ample off road parking.

Guide Price £525,000





ACCOMMODATION

All measurements are approximate

Reception Hall

12'11 x 10'4 (3.94m x 3.15m)

Obscured double glazed composite door to the front. Two UPVC double glazed windows to the front with fitted shutters. Radiator. LVT wood flooring and coving. Stairs to the first floor with storage cupboard under. Panelled doors off and into:

Living Room

17'8 x 12'4 (5.38m x 3.76m)

UPVC double glazed windows and French doors to the rear. Two radiators. Feature fireplace. Television point. Coving.

Dining Room

11'11 x 11'1 into bay (3.63m x 3.38m into bay)

UPVC double glazed bay window to the front with fitted shutters. Radiator. Coving.

Office

12'4 x 9'5 into bay (3.76m x 2.87m into bay)

UPVC double glazed bay window to the front with fitted shutters. Radiator. LVT wood flooring.

Dining/Family Room

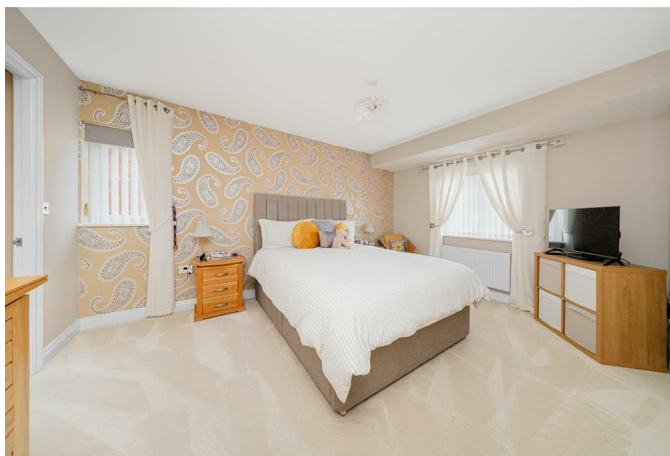
15'7 x 11'0 (4.75m x 3.35m)

UPVC double glazed French doors and windows to the rear. Three radiators. Television point. Breakfast bar. Space for dining table and sofa. Tiled flooring. Open plan to:

Kitchen

12'0 x 10'3 (3.66m x 3.12m)

UPVC double glazed window to the rear. Extensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Composite one and a half bowl sink drainer unit with pull down spray mixer tap. Belling range cooker with stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Tiled flooring and inset ceiling spotlights. Panelled door to the:



Utility Room

Obscured double glazed door to the side. Radiator. Base unit with tiled splash-backs and rolled top work surface. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted boiler - installed 2025. Tiled flooring.

Cloakroom

Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and cupboard under; and w/c with dual push flush. Extractor fan. Tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Galleried Landing

Balustrade. Coving. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard.

Bedroom One

14'5 x 12'4 max (4.39m x 3.76m max)
UPVC double glazed windows to the front and side. Radiator. Panelled door to the:

Dressing Room

11'0 x 5'0 (3.35m x 1.52m)
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes. Inset ceiling spotlights. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Two

11'10 x 9'2 (3.61m x 2.79m)
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with

mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Shaving point and extractor fan.

Bedroom Three

12'8 x 11'8 max (3.86m x 3.56m max)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Four

12'2 x 7'1 (3.71m x 2.16m)
UPVC double glazed window to the front. Radiator.

Family Bathroom

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

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Areas laid to loose stone chippings with a variety of plants and shrubs. Double gates to enclosed driveway providing off road parking for up to four vehicles. Outside light. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed landscaped garden with private aspect comprising paved patio area to the immediate rear with gravel border, slate paved patio area, area laid to lawn, additional paved patio area and mixed borders with a variety of plants, trees and shrubs. Outside tap and lights. All enclosed by fencing.

Double Garage

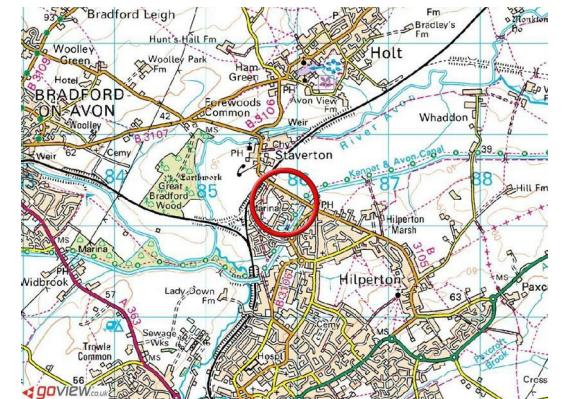
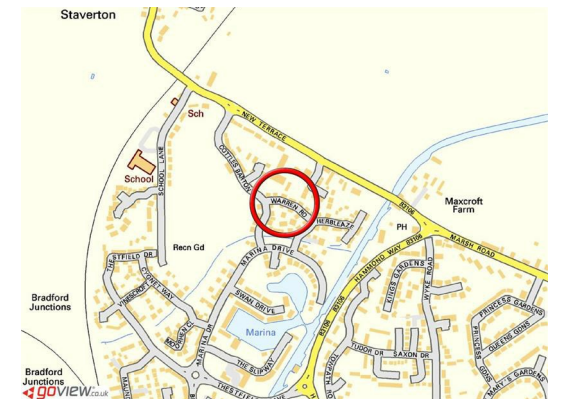
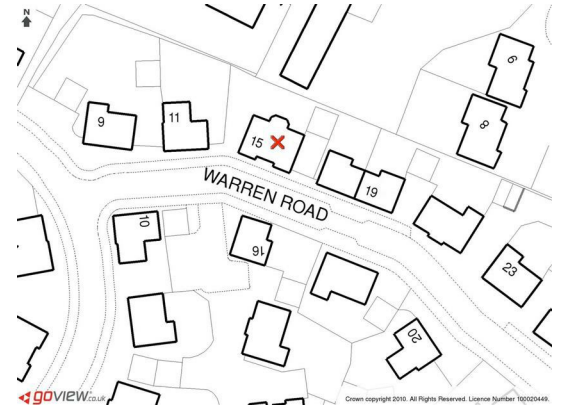
16'8 x 16'3 (5.08m x 4.95m)
Two up and over doors to the front. Power and lighting. Eaves storage. Part glazed personal door to the side.



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



Total area: approx. 198.5 sq. metres (2137.0 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.