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Staverton Trowbridge BA14 8AB

An immaculate, four bedroom detached family home situated close to the historic Kennet & Avon Canal within the highly regarded Staverton Marina development within walking distance of the Ofsted 'Outstanding' village primary school. This spacious house boasting accommodation arranged over three floors comprises dual aspect living room, modern refitted kitchen/dining room with large island and integrated appliances, cloakroom, family bathroom, three good sized bedrooms to the first floor and stunning main bedroom suite with dressing room and ensuite shower room to the top floor. Features include UPVC double glazing, gas central heating, well maintained private walled gardens and garage with block paved driveway to the front. Internal viewing is highly recommended.

Guide Price £380,000

ACCOMMODATION
All measurements are approximate.

Entrance Hall
Obscured double glazed door to the front. Radiator. Stairs to the first floor. Wood effect ceramic tiled flooring. Panelled doors off and into: cloak cupboard.

Living Room
18'10" x 10'4" (5.75 x 3.16)
UPVC double glazed window to the front. Two radiators. Feature granite fireplace with fire inset. Wood effect flooring and coving. Television point. UPVC double glazed French doors to the rear.

Refitted Kitchen/Dining Room
23'2" x 11'10" (7.07 x 3.60)
UPVC double glazed windows to the front and rear. Two radiators. Extensive range of modern shaker style wall, base, drawer and larder units with tiled splash-backs and wood effect work tops. Large breakfast island. Ceramic one and a half bowl sink drainer unit with swan neck mixer tap. Built-in high level stainless steel Zanussi electric double oven. Built-in stainless steel Zanussi four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for tumble dryer and American style fridge/freezer. Space for table. Television point. Wood effect ceramic tiled flooring. Cupboard housing Ideal boiler. Panelled door to the:

Rear Hall
Obscured double glazed door to the rear. Radiator. Coat hanging space. Wood effect ceramic tiled flooring. Panelled door to the:

Cloakroom
Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Wood effect ceramic tiled flooring. Extractor fan.

FIRST FLOOR

Landing
UPVC double glazed windows to the front and rear. Two radiators. Stairs to the second floor. Smoke alarm. Balustrade. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelving.

Bedroom Two
11'8" x 10'7" (3.55 x 3.23)
UPVC double glazed window to the front. Radiator.

Bedroom Three
12'1" x 8'9" max (3.69 x 2.66 max)
UPVC double glazed window to the front. Radiator.

Bedroom Four
10'7" x 6'11" (3.23 x 2.11)
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

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. Shaving point and extractor fan. Wood effect flooring.

SECOND FLOOR

Landing
Double glazed Velux window to the rear with fitted blind. Smoke alarm. Access to eaves storage. Panelled door to:

Bedroom One
17'11" x 17'4" max (5.46 x 5.29 max)
UPVC double glazed window to the front. Double glazed Velux window to the rear with fitted blind. Three radiators. Access to loft space. Access to eaves storage. Wood effect flooring. Archway to the:

Dressing Room
8'9" x 6'4" (2.67 x 1.93)
UPVC double glazed window to the front. Radiator. Large built-in double wardrobe with panelled doors enclosing. Panelled door to the:

En Suite Shower Room
Double glazed Velux window to the rear with fitted blind. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring. Shaving point and extractor fan.

EXTERNALLY

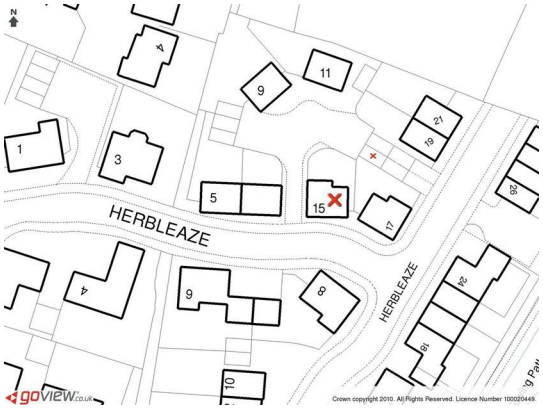
To The Front & Side
Storm porch over front door with entrance light. Gravel borders with a variety of plants and shrubs. Gas and electric meters.

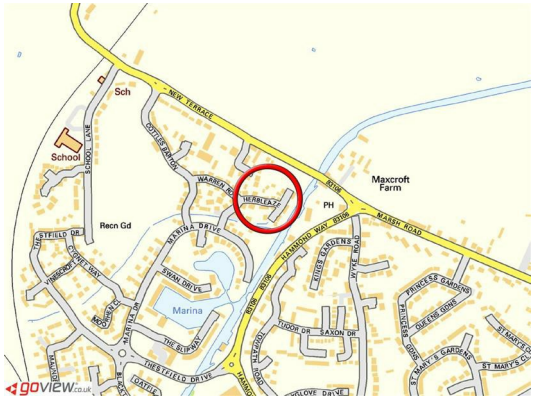
To The Rear
Enclosed landscaped, walled garden comprising paved patio area to the immediate rear, area laid to lawn, gravel area with circular patio area and borders with a variety of plants, trees and shrubs. Gravel area to the side with space for bins. Outside tap and light. All enclosed by fencing and walling with gated rear pedestrian access leading to garage and parking.

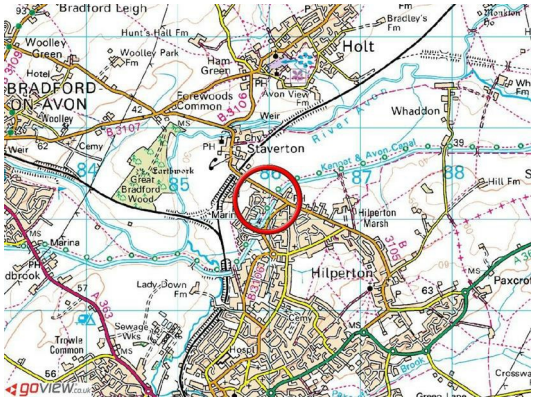
Garage & Parking
16'8" x 8'9" (5.08m x 2.67m)
Up and over door to the front. Eaves storage. Power and lighting. Block paved driveway to the front.

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

Total area: approx. 145.9 sq. metres (1570.9 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.