

**TOWN&COUNTRY**  
ESTATES



**Cygnets Way, Staverton Marina, Wiltshire BA14 8UU**

**£500,000**

## LOCATION

The property is situated on the outskirts of Trowbridge on the Staverton Marina development, a rural marina next to the Kennet and Avon canal.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond. For those needing to commute, the City of Bath is approximately 30 minute drive and for Bristol it will take up to one hour.

## DESCRIPTION

Occupied by the same owner since it was built in 2008, this executive four bedroom double bay fronted detached residence occupies a sought after, rare private position, at the end of a small cul-de-sac. The accommodation of this secluded family home comprises an entrance hall, a spacious kitchen/family room, utility room, lounge, dining room, study, cloakroom toilet, galleried landing, master bedroom with dressing area and ensuite, bedroom two with ensuite, two further double bedrooms and the family bathroom. Further benefits include gas central heating, uPVC double glazing, enclosed garden, a detached double garage and plentiful driveway parking, with the potential to create additional if required (subject to the usual permissions).

## ENTRANCE HALL

You enter the property into a large and welcoming entrance hall, with two uPVC double glazed windows to the front, there is a built-in doormat, radiator, engineered wood flooring which continues into many of the ground floor rooms, a bullnose staircase to the first floor landing and doors to the kitchen/family room, lounge, dining room, study, cloakroom toilet and useful under stairs cupboard.

## KITCHEN/FAMILY ROOM

The kitchen/family room is the hub of this fantastic family home.

## KITCHEN AREA

11'9" x 10'2"

There is a uPVC double glazed window overlooking the rear garden, a range of modern matching base, wall and drawer units, granite worksurfaces with matching upstands, splashback and breakfast bar, inset 1 1/2 bowl sink with chrome mixer tap and draining grooves cut into the worktop, Stoves range style cooker with ceramic hob and Stoves extractor with light over, integrated Neff dishwasher, space for a American style fridge/freezer, inset ceiling spotlights and under cupboard lighting. The kitchen is open to the dining/family area and has a door to the utility room.

## FAMILY AREA

15'8" max x 10'9"

The family area has two uPVC double glazed windows and French doors to the rear garden, three radiators and inset ceiling spotlights.

## UTILITY ROOM

5'10" x 5'2"

A glazed door leads to the side of the property, there are matching base and wall units, square edge worksurface, inset sink, chrome mixer tap, plumbing for a washing machine, space for a tumble dryer and a wall mounted Worcester gas boiler.

## LOUNGE

17'8" x 12'5"

The formal lounge has a uPVC double glazed window and French doors to the rear garden, stone fireplace with inset electric fire, engineered wood flooring and two radiators.

## DINING ROOM

11'9" into bay x 11'9"

The dining room has a uPVC double bay fronted window to the front, engineered wood flooring and a radiator.

## STUDY

12'5" x 10'2" into bay

This third separate reception room is currently used a hobby room and has a uPVC double glazed bay window to the front, engineered wood flooring and a radiator.

## CLOAKROOM TOILET

With a dual flush WC, pedestal basin, engineered wood flooring and a radiator.



## FIRST FLOOR LANDING

The galleried first floor landing has a radiator, access to the part boarded loft and doors to all bedrooms, the family bathroom and airing cupboard, with pressurised cylinder.

## MASTER BEDROOM

16'4" x 10'2"

The spacious dual aspect master bedroom has uPVC double glazed windows to the front and side, thermostat heating controls, radiator and door to the dressing room.

## DRESSING ROOM

9'2" x 4'11" to wardrobe

There is a uPVC double glazed window to the rear, two built-in double wardrobes a radiator and door to the ensuite.

## MASTER ENSUITE

With a obscure uPVC double glazed window to the rear, double shower cubicle with mains shower over and glazed doors, dual flush WC, pedestal basin, chrome heated towel rail, shaving socket and extractor fan.

## BEDROOM TWO

13'9" x 9'2"

Bedroom two has a uPVC double glazed window to the rear, wardrobe recess, radiator and door to the ensuite.

## SECOND ENSUITE

The second ensuite shower room has an obscure uPVC double glazed window to the rear, corner shower cubicle with chrome mains shower over, dual flush WC, pedestal basin, chrome heated towel rail and an extractor fan.

## BEDROOM THREE

12'5" x 11'5"

There is a uPVC double glazed window to the front, wardrobe recess and a radiator.

## BEDROOM FOUR

12'1" x 7'2"

The fourth double bedroom has a uPVC double glazed window to the front, wardrobe recess and radiator.

## FAMILY BATHROOM

The family bathroom has an obscure uPVC double glazed window to the rear, a panelled bath with chrome mixer tap, glazed screen and mains shower over, pedestal basin, dual flush WC, chrome heated towel rail, tiled splashbacks and an extractor fan.

## EXTERIOR

### FRONT

Being tucked away off of the main Cygnet Way, the property enjoys a secluded position at the end of a small cul-de-sac shared with just two other large homes. The drive leads to the double garage and provides off road parking for four cars. A paved path provides access to the front door with porch over and outside light. There is a lawn, attractive planted borders and gated access to either side of the home, to the rear garden.

### REAR GARDEN

The attractive, enclosed rear garden has a raised lawn with a dwarf brick wall, well kept planted borders, mature trees and shrubs, a modern paved patio, raised decking entertaining space with wooden balustrades, gravelled area, external tap, external power sockets and lights and a wooden shed to the side.

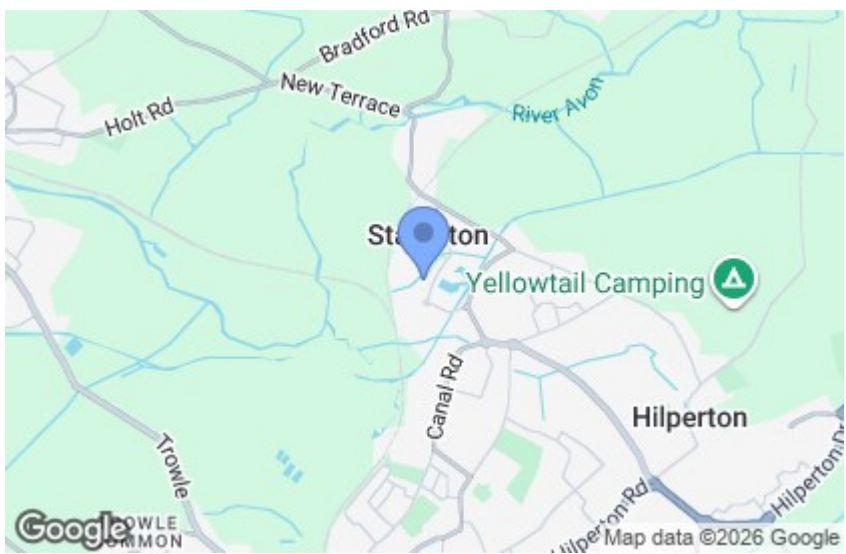
## DOUBLE GARAGE

The detached double garage has a two up and over doors to the front, eaves storage, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - F

EPC - IN PROCESS







GROUND FLOOR

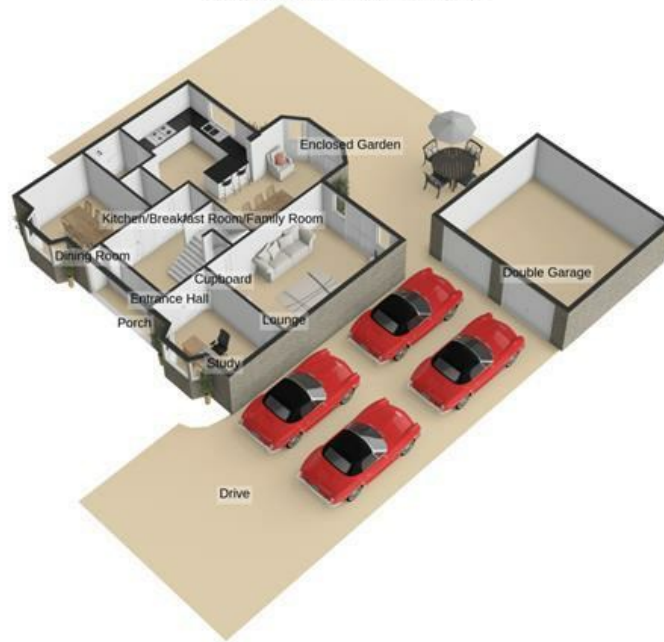


1ST FLOOR

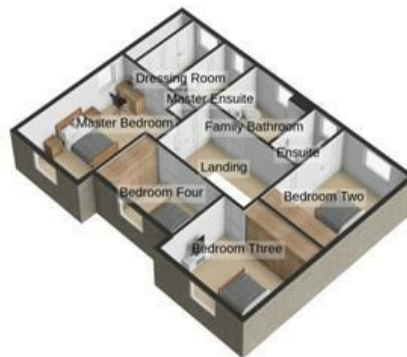


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Ground floor  
1260 sq.ft. (117.1 sq.m.) approx.



1st floor  
848 sq.ft. (78.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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