



## 33 Maunders Drive Staverton Trowbridge BA14 8UJ

A spacious and updated four bedroom detached family home situated within the well regarded Staverton Marina development close to K&A canal, shops, recreation ground and primary school.

Accommodation boasts entrance hall, cloakroom, refitted kitchen/dining room, refitted utility room, good sized living room, family room, refitted family bathroom and refitted en suite shower room. Additional features include UPVC double glazing, gas central heating with replacement boiler, landscaped gardens with raised patio, large garage with door to the garden and driveway providing off road parking. Viewing is highly recommended.

**Offers Over £360,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Panelled door to the front with transom window over. Radiator. Stairs to the first floor with storage cupboard under. Wood flooring. Doors off and into:

### Cloakroom

Radiator. Two piece white suite comprising corner wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

### Living Room

23'4" x 11'6" (7.10 x 3.50)  
UPVC double glazed window to the front. Two radiators. Feature stone fireplace with electric fire inset. Television point. Open Reach point. Coving. UPVC double glazed sliding patio doors to the rear.

### Family Room

10'10" x 9'2" (3.30 x 2.80)  
UPVC double glazed window to the front. Radiator. Telephone point. Coving.

### Refitted Kitchen/Dining Room (2020)

13'5" x 10'10" (4.10 x 3.30)  
UPVC double glazed window to the rear. Radiator. Extensive range of shaker style, wall, base, drawer and larder units with tiled splash-backs and laminate work surfaces. One and a half bowl sink drainer unit with mixer tap with pull-down spray mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel five-ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for dishwasher. Space for dining table. Tiled effect flooring. Door to the:

### **Refitted Utility Room (2020)**

6'3" x 5'9" (1.90 x 1.74)

Obscured double glazed door to the rear. Radiator. Shaker style wall and base units with tiled splash-backs and laminate work surfaces. Single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Tiled effect flooring. Wall mounted Ideal boiler - installed 2022.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the front. Radiator. Balustrade. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

#### **Bedroom One**

10'10" x 9'10" (3.30 x 3.00)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes. Door to the:

#### **Refitted En Suite Shower Room (2019)**

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point. Extractor fan.

#### **Bedroom Two**

11'6" x 9'10" (3.50 x 3.00)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes.

#### **Bedroom Three**

11'1" x 10'2" max (3.37 x 3.10 max)

UPVC double glazed window to the rear. Radiator.

#### **Bedroom Four**

10'10" x 7'3" (3.30 x 2.20)

UPVC double glazed window to the front. Radiator.

### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Shaving point. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Gate to the front door with entrance light. Area laid to block paving and gravel enclosed by railings. Gated side pedestrian access to the rear.

#### **To The Rear**

Good sized enclosed garden comprising raised patio and decked area to the immediate rear with balustrade and steps down to area laid to lawn and borders with a variety of plants, trees and shrubs. Shed and covered storage area. External tap and light. Door to the garage. All enclosed by fencing and walling with gated pedestrian access to the rear leading to garage and driveway.

#### **Garage & Parking**

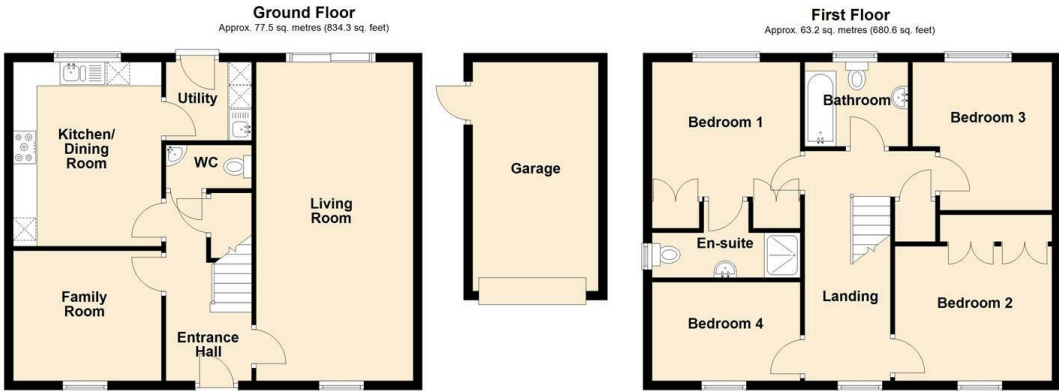
16'9" x 9'2" (5.10 x 2.80)

Up and over door to the front. Power and lighting. Eaves storage. Door to the side into garden. Parking to the front.





Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating



Total area: approx. 140.7 sq. metres (1515.0 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.

