



KINGSTONS



39 Thestfield Drive

Staverton Trowbridge BA14 8TT

A fantastic opportunity to purchase a double fronted three bedroom detached family home situated on the popular Staverton Marina development near to the Kennet & Avon canal, shop and primary school. The spacious accommodation comprises entrance hall, cloakroom, dual aspect living room with French doors off to south west facing walled garden, dining room, modern kitchen with integrated appliances, en suite shower room and family bathroom. Benefits includes hard flooring throughout, UPVC double glazing, gas central heating, garage and tandem driveway providing off road parking. Offered for sale with the added benefit of no onward chain, viewing is highly recommended.

Offers Over £310,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor with storage recess under. Tiled flooring. Smoke alarm. Thermostat. Panelled doors off and into: cloak cupboard housing fuse box.

Living Room

18'10" x 10'5" (5.74 x 3.18)
UPVC double glazed window to the front and UPVC double glazed window and French doors to the side. Two radiators. Television and telephone points. Wood effect flooring. Doorway to the kitchen.

Dining Room

9'11" x 8'10" max (3.02 x 2.69 max)
UPVC double glazed window to the front. Radiator. Tiled flooring.

Kitchen

15'3" x 8'7" max (4.65 x 2.62 max)
UPVC double glazed window to the side. Radiator. Range of wall, base and drawer units with rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel AEG oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing boiler. Heating controls. Tiled flooring. Double glazed door to the rear. Doorway to the living room.



Cloakroom

Radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Balustrade. Access to loft space. Smoke alarm. Wood effect flooring. Panelled doors off and into: airing cupboard housing hot water tank.

Bedroom One

12'2" x 11'10" max (3.71 x 3.61 max)
UPVC double glazed window to the front. Radiator. Television and telephone points. Wood effect flooring. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising tiled shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point. Extractor fan.

Bedroom Two

10'10" x 10'8" (3.30 x 3.25)
UPVC double glazed window to the front. Radiator. Panelled door to storage cupboard with shelving. Television point. Wood effect flooring.

Bedroom Three

7'9" x 7'6" (2.36 x 2.29)
UPVC double glazed window to the side. Radiator. Wood effect flooring.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn with shrubs. Gas and electric meters.

To The Rear & Side

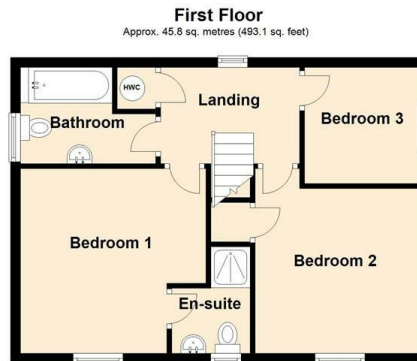
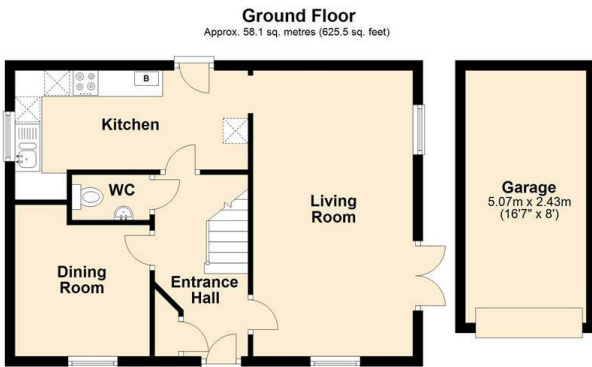
South-west facing, walled garden comprising paved patio area, area laid to lawn and a variety of plants and shrubs. Outside light and power point. Covered rear passageway providing storage area, with outside tap. All enclosed by fencing and walling. Gate leading to garage and driveway.

Garage & Driveway

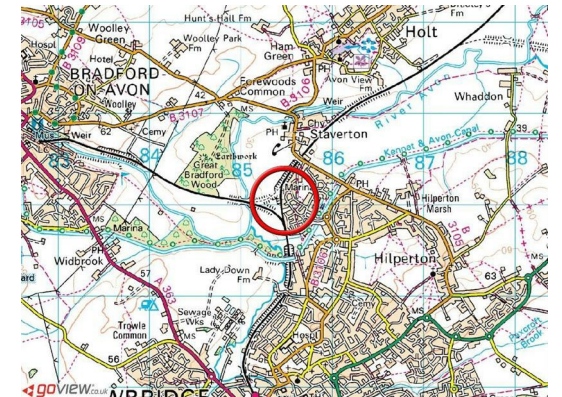
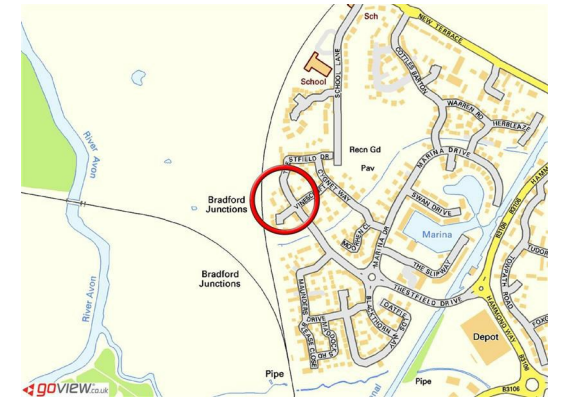
16'7 x 8' (5.05m x 2.44m)
Up and over door to the front. Power and lighting. Eaves storage. Tandem tarmac driveway to the front for up to 2 vehicles.



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



Total area: approx. 103.9 sq. metres (1118.6 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.