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31 Cottles Barton, Staverton, Trowbridge, BA14 6FB

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Offers In Excess Of £300,000

A beautifully presented, three bedroom, two bathroom, modern home with rear garden, garage and private parking, situated on this popular development on the outskirts of town.

- Three Bedrooms
- Modern Home
- Well Appointed Living Room
- Conservatory
- Cloakroom
- Two Bathrooms
- Gas Central Heating & UPVC Windows
- Beautifully Presented
- Rear Garden
- Parking and Single Garage

Freehold

EPC Rating C









A beautifully presented, three-storey modern home situated within a highly sought-after development on the outskirts of the town. The property enjoys an enviable location with a local shop, public house, primary school, and the scenic Kennet and Avon Canal all within comfortable walking distance.

Entering the home, you are welcomed into the hallway that provides access to the kitchen, sitting room, and cloakroom. The kitchen is well-equipped with a range of matching floor and wall units, integrated appliances including an electric fan oven with a gas hob and extractor hood above, a fridge/freezer, and dedicated space for a washing machine. Positioned to the rear of the house, the spacious sitting room spans the full width of the property and benefits from a useful under-stairs storage cupboard. Flowing from the sitting room is a bright conservatory, featuring double doors that open directly onto the rear garden.

To the first floor, you will find two well-appointed bedrooms alongside a recently upgraded family bathroom, which features a bath with a shower attachment and glass screen, fully tiled flooring, and a stylish vanity unit. Occupying the entire second floor is the principal bedroom, complete with a dedicated dressing area, fitted wardrobes, and ample space for a dressing table and chest of drawers, accompanied by a modern en-suite shower room.

Externally, the rear garden is designed for low-maintenance living and outdoor entertaining, beginning with a patio area directly off the conservatory that creates an ideal spot for al fresco dining. The garden also features an artificial lawn and an additional patio area towards the back. A rear gate provides convenient access out to the allocated parking space and single garage.

Situation
Staverton is a popular location situated on the outskirts of Trowbridge and offers its own primary school, public house, nearby shops and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers excellent pubs and the National Trust “Court Gardens” with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

Property Information
Council Tax Band: D

Freehold - The garage is leasehold and enjoys the remainder of a 999 year lease.

Mains Services

Gas Fired Central Heating

EPC Rating: C

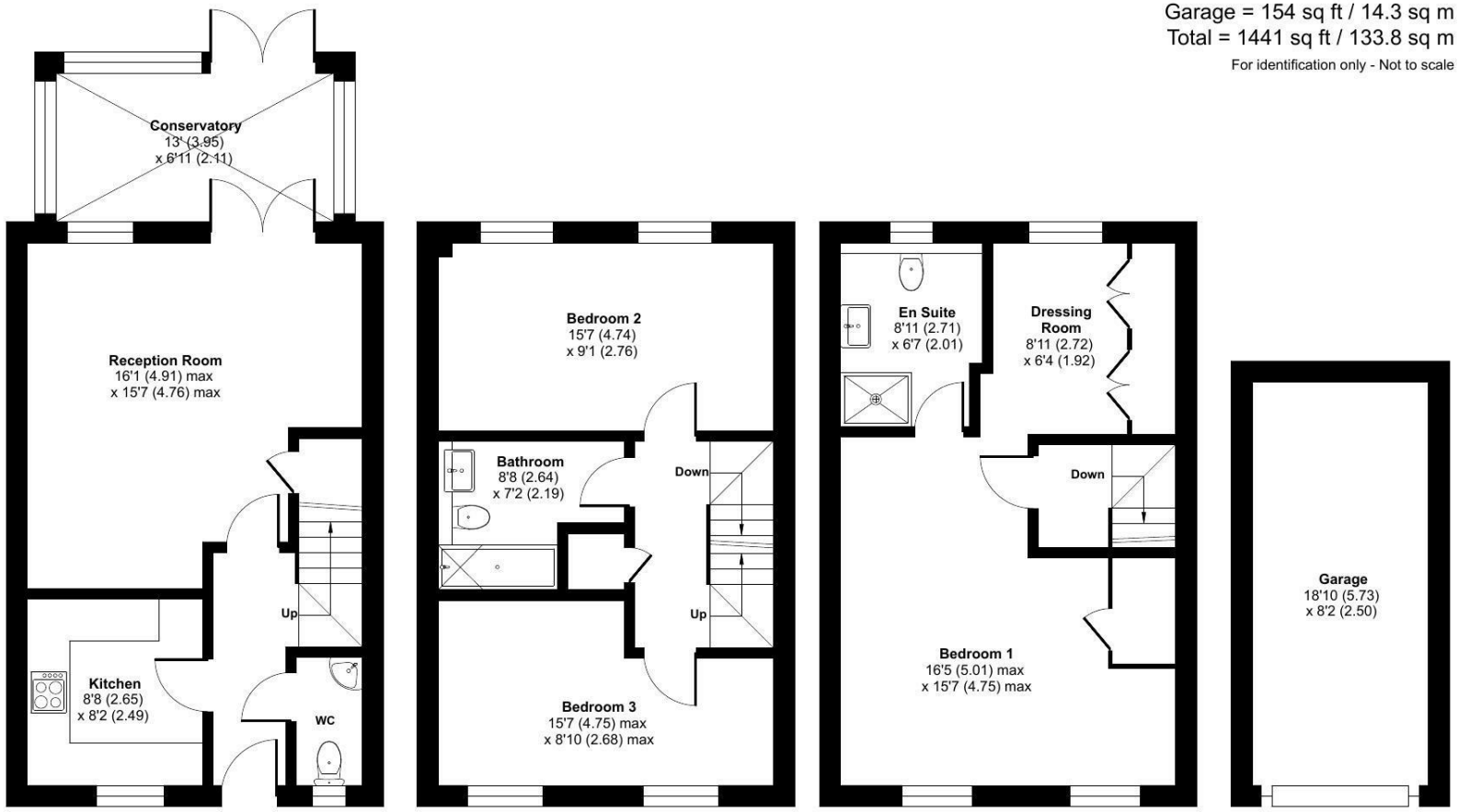






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Approximate Area = 1287 sq ft / 119.5 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1441 sq ft / 133.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1519710

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