



6 Starfield Court
Holt, Trowbridge, Wiltshire, BA14 6RD

Smart and well-appointed end of terrace situated within a private development on the edge of the popular village of Holt enjoying close proximity to beautiful countryside walks. Conveniently positioned within the village, the property is within easy walking distance of a range of amenities and leisure facilities, including a local shop and post office, picturesque National Trust gardens, a historic church, two traditional country pubs, a café, and a gym. Arranged over three floors, this attractive home benefits from countryside views, a principal bedroom with en-suite shower room, and a private rear garden leading to two allocated parking spaces. Perfectly suited to first-time buyers, downsizers, and investment purchasers alike, this is a fantastic opportunity not to be missed.

Offers in Excess of £395,000



ACCOMMODATION

(all dimensions being approximate)

Entrance Hall

Wooden entrance door to front, stairs to first floor with storage under, radiator.

Cloakroom 1.65m (5'5") x 0.87m (2'10")

Two piece suite comprising pedestal wash hand basin and close coupled WC, extractor fan, radiator.

Kitchen 3.28m (10'9") x 2.15m (7'1")

Wooden single glazed sash window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, integrated fridge freezer, plumbing for washing machine, fitted electric oven, four ring electric hob with extractor hood over, radiator, cupboard housing wall mounted gas combination boiler.

Sitting/Dining Room

5.47m (17'11") x 4.17m (13'8") max

Wooden double glazed double door to rear, wooden single glazed sash window to front, feature fireplace with electric fire, two radiators.

FIRST FLOOR

Landing

Stairs to second floor with storage under, radiator.

Bedroom 2 3.42m (11'3") x 3.25m (10'8")

Wooden single glazed sash window to rear, built-in wardrobes, radiator.

Bedroom 3 3.12m (10'3") x 2.00m (6'7")

Wooden single glazed sash window to rear, wardrobe, radiator.

Bathroom 1.98m (6'6") x 1.93m (6'4")

Wooden obscure single glazed sash window to front, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, extractor fan, shaver point and light, heated towel rail.

SECOND FLOOR

Landing

Wooden double glazed Velux window.

Bedroom 1 4.20m (13'9") x 4.04m (13'3")

Two wooden double glazed Velux windows, two built-in wardrobes, radiator.

En-suite Shower Room

2.01m (6'7") x 1.64m (5'5")

Three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, shaver point and light, radiator.

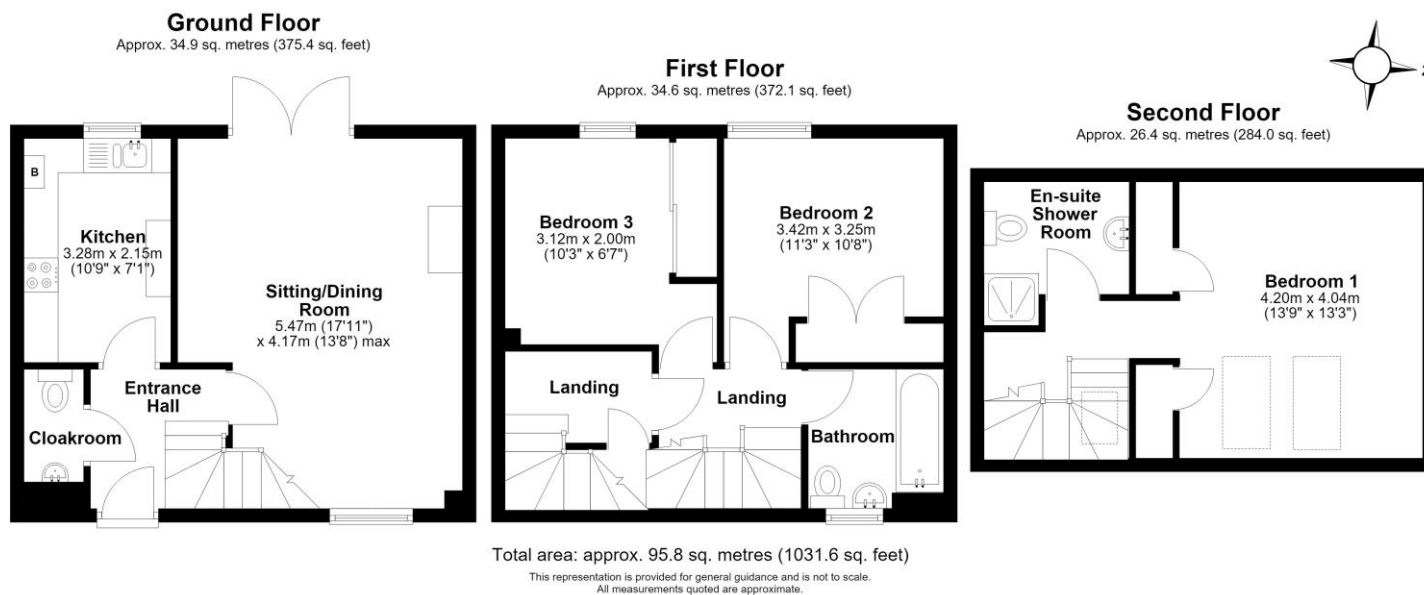
EXTERNALLY

The enclosed rear garden is mainly laid to lawn with a variety of shrubs and flowers, cold water tap, external power socket, and gated rear access leading to two allocated parking spaces. The front garden is communal with mature flower beds. A garden store is located within a block to the rear.

Council Tax: Band E - £2,968.78

(April 2026 - March 2027 financial year).





Tenure: Freehold.

Service Charge: £44.18 pcm

What3words: ///healers.portable.converter

Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: Leave Bradford on Avon via the B3107 Holt Road. Upon reaching the village of Holt, take the first exit at the roundabout and proceed passed the green on your right and convenience shop on your left. Take the right hand turn on to Station Road and Starfield Court will be found further along on the right-hand-side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz


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