



**Wrights**  
01225 755553

Blease Close, Staverton, Trowbridge, Wiltshire, BA14 8WB

£340,000

Situated within the popular Staverton Marina development is this beautifully presented, spacious four bedroom, semi detached home. The ground floor features a large kitchen/diner with a downstairs cloakroom and a generous lounge.

Further features include gas central heating, large main bedroom across the second floor with an en-suite, enclosed rear garden, garage, driveway parking for a minimum of 2 vehicles and PVCu double glazing throughout. Sold with the benefit of no onward chain.

### Situation

The property is situated within the popular Staverton Marina development, between the towns of Trowbridge and Bradford on Avon, offering direct access to beautiful Canal-side walks and to the Marina. The County town of Trowbridge is just 2 miles away, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. The sought after town of Bradford on Avon also provides access to many more shops, pubs & lovely countryside walks. Access to London by train is direct via Westbury (8 miles) and indirect via Trowbridge. The world heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Four bedroom semi detached house**  
**Situated in the popular Staverton Marina**  
**En-Suite**  
**Large main bedroom across the second floor**  
**Enclosed rear garden**

### Garage

**Driveway parking for a minimum of 2 vehicles**

**PVCu double glazing**

**Gas central heating and gas fireplace**

**Ideal location**

**Sold with the benefit of no onward chain**



The property comprises

### Ground Floor

#### Entrance Hall

With LVT flooring, double panel radiator, coved ceiling, coat cupboard and stairs to the first floor.

#### Lounge 10' 0" x 18' 3" (3.06m x 5.57m)

With two double panel radiators, television point, coved ceiling, PVCu double glazed window to the front and PVCu double glazed french doors opening onto the rear garden.

#### Kitchen/Diner 11' 7" x 22' 3" (3.52m x 6.79m)

With two double panel radiators, a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated eye level double oven, four ring gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, integrated fridge and freezer, one and a half bowl sink/drainers and PVCu double glazed windows to the front and rear.

#### Rear Hall

With vinyl floor, radiator and partially glazed back door.

#### W.C

With white suite comprising low level w.c, hand basin and double panel radiator.

### First Floor

#### Landing

With two double panel radiators, airing cupboard, coved ceiling and PVCu double glazed windows to the front and rear.

#### Bathroom 8' 6" x 6' 0" (2.58m x 1.84m)

With white suite comprising bath with mains shower over, close coupled W.C, hand basin with vanity under, partially tiled walls, panel radiator, shavers socket, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

#### Bedroom 2 10' 0" x 11' 3" (3.05m x 3.42m)

With double panel radiator, television point and PVCu double glazed window to the front.

#### Bedroom 3 8' 6" x 11' 8" (2.58m x 3.56m)

With double panel radiator, television point and PVCu double glazed window to the front.

#### Bedroom 4 10' 0" x 6' 7" (3.05m x 2.01m)

With double panel radiator and PVCu double glazed window to the rear.

### Second Floor

#### Bedroom 1 23' 3" x 14' 6" (7.09m x 4.43m) max

With radiators, television and telephone point, built in wardrobes, eaves storage, loft hatch, PVCu double glazed dormer window to the front and three velux windows to the rear.

### **En-suite** 9' 9" x 6' 3" (2.98m x 1.90m)

With white suite comprising shower enclosure with mains shower over, double hand basin vanity and close coupled W.C, panel radiator, extractor fan, inset ceiling spotlights and obscured PVCu double glazed dormer window to the rear.

### **Externally**

#### **To the front**

With a paved path to the front door with areas laid to lawn each side and outside light. Driveway parking for at least two vehicles in front of the garage.

#### **Garage**

With up and over door to the front, power and light.

#### **To the rear**

The enclosed rear garden is mainly laid to lawn with a patio seating area and a path laid to gravel and patio slabs. There is an external tap and power socket, aswell as space for a shed. A gate provides access to the front of the property and there is also a side door into the garage.

### **Tenure**

The property is sold as freehold.

### **Council Tax**

The property is currently in council tax band D.

### **EPC**

The current EPC rating is C (73), with a potential for B (82).

### **Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### **Broadband**

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed -1800Mbps

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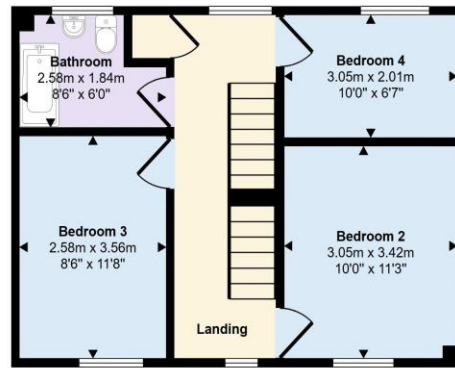
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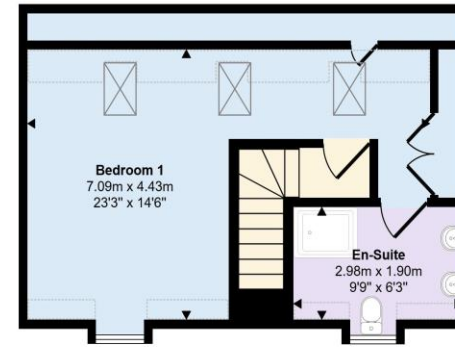
Approx Gross Internal Area  
145 sq m / 1565 sq ft



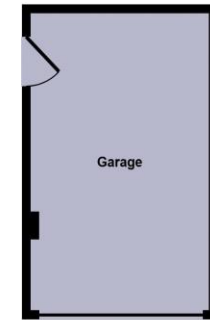
Ground Floor  
Approx 48 sq m / 517 sq ft




First Floor  
Approx 43 sq m / 462 sq ft



Second Floor  
Approx 39 sq m / 421 sq ft



Garage  
Approx 15 sq m / 165 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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