



**Wrights**  
01225 755553

Lotmead, Staverton, Wiltshire, BA14 6FD

Offers in excess of  
£480,000

This exceptionally spacious four bedroom detached property is situated on a quiet cul-de-sac within the sought after Staverton Marina Development.

The ground floor of the property comprises a spacious lounge, study, dining room, kitchen/breakfast room, utility room and downstairs cloakroom. On the first floor are four generous bedrooms, two en-suite shower rooms and the family bathroom.

Externally, the property offers a generous enclosed rear garden, double garage and driveway parking. Further features include a water softener, gas central heating and PVCu double glazing. Sold with the benefit of no onward chain.



**Exceptionally spacious  
four bedroom detached  
property**

**Situated within the  
popular Staverton Marina  
development**

**Cul-de-sac location**

**Three reception rooms**

**Downstairs cloakroom**

**Utility room**  
**Two en-suite shower  
rooms**  
**Generous enclosed rear  
garden**  
**Double garage and  
driveway**  
**No onward chain**



## Situation

The property is situated on a quiet cul-de-sac within the popular Staverton Marina development, between the towns of Trowbridge and Bradford on Avon, offering 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.

## The property comprises

### Ground floor

#### Entrance Hall

With composite front door, radiator, storage cupboard and stairs to the first floor.

### Cloakroom

With white suite comprising close coupled W.C and hand basin with vanity unit under, radiator and obscured PVCu double glazed window to the side.

### Lounge 15' 1" x 18' 5" (4.59m x 5.62m)

With radiator, PVCu double glazed window to the front and PVCu double glazed french doors opening onto the rear garden.

### Study 11' 9" x 7' 6" (3.59m x 2.29m)

With radiator and PVCu double glazed window to the front.

### Dining Room 11' 9" x 10' 2" (3.57m x 3.11m)

With double doors to the hallway, radiator and PVCu double glazed window to the side.

### Kitchen/Breakfast Room 11' 2" x 17' 8" (3.40m x 5.38m)

With tiled flooring, a range of eye level and base units, worktops with upstands, water softener, sink/drain unit, integrated eye level double oven, four ring gas hob with extractor hood over, space for dishwasher, radiator, inset ceiling spotlights and PVCu double glazed window to the side and rear.

### Utility room 6' 8" x 12' 0" (2.03m x 3.65m)

With a range of eye level and base units, worktops with upstands, sink/drain unit, space for washing machine and tumble dryer, radiator, inset ceiling spotlights, extractor fan and side door to the driveway.



## First floor

### Landing

With radiator, airing cupboard housing hot water cylinder and loft hatch.

### Bedroom 1 *13' 1" x 18' 3" (3.99m x 5.56m)*

With radiator, built in wardrobes and PVCu double glazed windows to the front and rear.

### En-suite

With tiled flooring, white suite comprising a large walk in shower enclosure with rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

### Bedroom 2 *11' 6" x 17' 9" (3.50m x 5.41m)*

With radiator and PVCu double glazed windows to the side and rear.

### Ensuite 2

With tiled flooring, white suite comprising shower enclosure, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

### Bedroom 3 *11' 11" x 9' 8" (3.62m x 2.94m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 4 *11' 10" x 8' 6" (3.61m x 2.59m)*

With radiator and PVCu double glazed window to the side.

## Family Bathroom

With white suite comprising bath with shower attachment, close couple W.C and hand basin with vanity unit under, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The front garden is laid to gravel and enclosed by hedging, with a path leading to the front door. There is driveway parking for two vehicles in front of the garage and a gate providing access to the rear garden.

### Double garage *16' 8" x 17' 4" (5.09m x 5.29m)*

With power, light, eaves storage, two up and over doors to the front and door to the rear garden.

### To the rear

The generous enclosed rear garden offers a patio seating area and a spacious area laid to lawn, with an outside tap, a rear door into the garage and a gate providing access to the front of the property.

## Council tax

The property is currently in council tax band F.

## Tenure

The property is sold as freehold.

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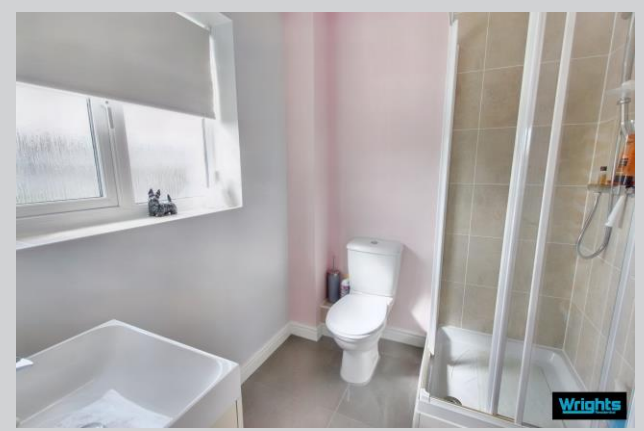
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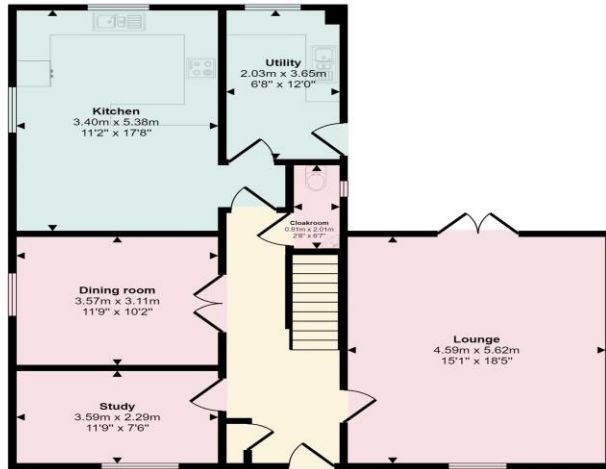
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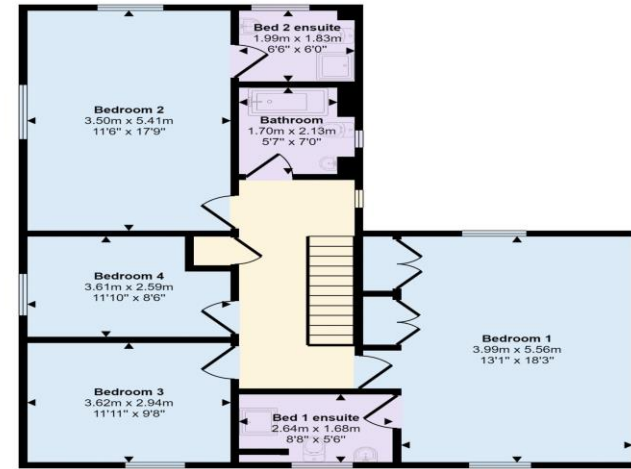
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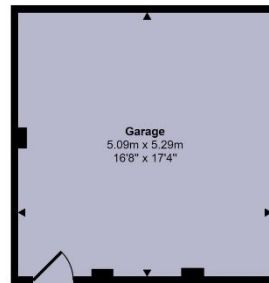
**Ground Floor**  
Approx 89 sq m / 961 sq ft

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.



**First Floor**  
Approx 90 sq m / 974 sq ft

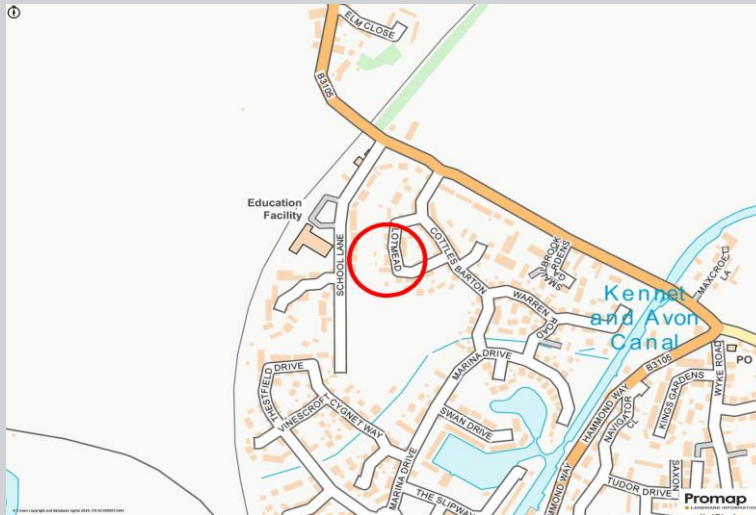
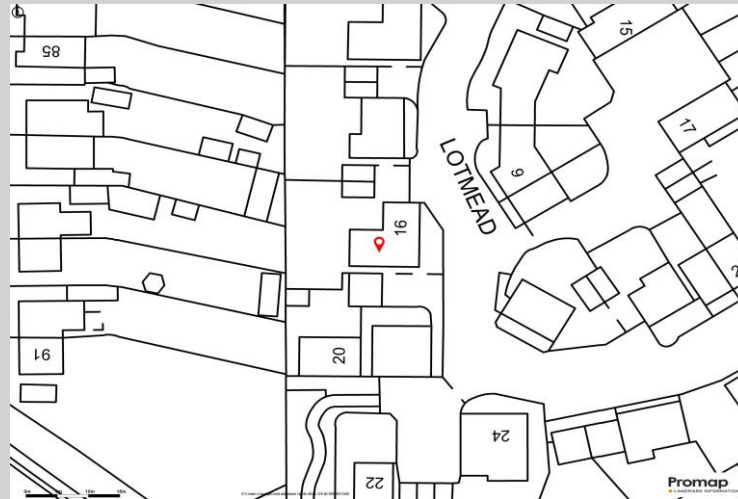
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**Garage**  
Approx 27 sq m / 289 sq ft

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