



Wrights
01225 755553

Primrose Corner, Staverton, Trowbridge, Wiltshire, BA14 8TU

£275,000

Situation

The property is situated on a desirable 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.



Spacious two bedroom semi detached property

Cul-de-sac location

Kitchen/diner

Downstairs W.C

Lounge with french doors to the garden

Two double bedrooms

En-suite to master bedroom

Gas central heating and PVCu double glazing

Enclosed rear garden

Garage and driveway parking



This spacious two bedroom semi detached house is situated on a cul-de-sac within the popular Staverton Marina development.

Features include a Kitchen/Diner, downstairs cloakroom, lounge with french doors to the garden, master bedroom with en-suite shower room, second double bedroom, spacious bathroom, PVCu double glazing, gas central heating, garage, driveway parking and a private enclosed rear garden.

Internal viewing highly recommended!

The property comprises

Ground Floor

Entrance Hall

With composite front door, wooden flooring, radiator, coving and stairs to the first floor with storage cupboard under..

Cloakroom

With wood flooring, white suite comprising close coupled w.c, corner hand basin, radiator, coving and obscured PVCu double glazed window to the rear.

Lounge

15' 0" x 9' 9" (4.56m x 2.98m)

With double panel radiator, television point, coving, PVCu double glazed window to the front and PVCu double glazed sliding patio doors to the rear.

Kitchen/Diner

15' 0" x 11' 11" (4.56m x 3.62m)

With wood flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated oven and four ring gas hob with extractor hood over, space for fridge freezer, washing machine, dishwasher, one and a half bowl sink/drainers, double panel radiator, coved ceiling, PVCu double glazed window to the front and partially glazed back door.

First Floor

Landing

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

Bedroom 1

9' 6" x 9' 4" (2.89m x 2.85m)

With radiator, two built in wardrobes, coved ceiling and PVCu double glazed window to the front.

En-suite

With ceramic tiled flooring, partially tiled walls. white suite comprising shower enclosure with mains rainfall shower, hand basin with chrome mixer tap and vanity unit, close coupled w.c, double panel radiator, coved ceiling, ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 2

8' 8" x 7' 9" (2.64m x 2.37m)

With radiator, coved ceiling and PVCu double glazed window to the front.

Bathroom

With ceramic tiled flooring, white suite comprising bath with shower attachment, low level w.c, pedestal hand basin, tiled splashbacks, shaver socket, double panel radiator, coved ceiling, ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

An area enclosed by low level fencing, path to the front door.

Rear garden

The enclosed rear garden offers a good degree of privacy, with an area laid to lawn and a spacious patio seating area. A door provides side access into the garage.

Garage and parking

Detached single garage with up and over door, power, lighting and door to the side. Gated driveway parking in front.

Council tax

The property is currently in council tax band B.

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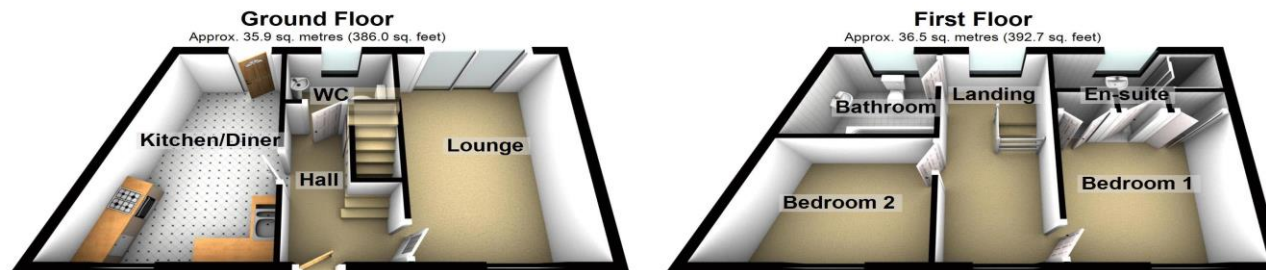


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Ground Floor
Approx. 35.9 sq. metres (386.0 sq. feet)

First Floor
Approx. 36.5 sq. metres (392.7 sq. feet)

Total area: approx. 72.3 sq. metres (778.7 sq. feet)



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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.