

TOWN & COUNTRY
ESTATES



Maunder's Drive, Staverton Marina, Wiltshire BA14 8UL

Offers Over £300,000

LOCATION

Staverton Marina has around 50 - 60 moorings which is linked to the Kennet and Avon canal. In the village is The Staverton CE Primary school. The local secondary schools are The Clarendon College, The John of Gaunt school and St. Augustines Catholic school, all in Trowbridge. There is also St. Laurence School in Bradford On Avon. Trowbridge town centre is a short 5 minute drive, with the City of Bath taking approximately 20 to 30 minutes and Bristol will take up to an hour.

DESCRIPTION

A fantastic and rare opportunity to purchase one of only three properties of this style, on the desirable Staverton Marina development. This exceptionally well presented four bedroom home boasts spacious and flexible living accommodation, a gorgeous recently re-fitted kitchen and modern Worcester gas boiler. The ground floor accommodation comprises an entrance hall, kitchen/breakfast room, utility room, family/dining room and cloakroom. The first floor offers a lounge, master bedroom with ensuite and additional cloakroom toilet. Situated on the second floor are three bedrooms and the family bathroom. Additional benefits include Upvc double glazing, an enclosed low maintenance rear garden and garage.

ENTRANCE HALL

You enter the property through a composite front door with obscure glazed panels, there is a oak effect laminate flooring, radiator, Hive thermostat heating controls, stairs to the first floor, and doors leading to the kitchen/breakfast room, dining room, cloakroom and under stairs cupboard.

KITCHEN/ BREAKFAST ROOM

15'10" x 11'4"

Re-fitted in 2020, the gorgeous, luxury kitchen benefits from a range of matching base and wall units with wood effect rolled top worksurfaces and island with additional storage under. There is a inset sink with extendable chrome mixer tap, a UPVC double glazed window overlooking the rear garden, an inset AEG double oven and hob with extractor and light over, plumbing for a dishwasher, space for a American style fridge freezer, chrome heated towel rail, Amtico flooring, radiator, tiled splash backs, a door leading to to the utility room and UPVC double glazed French doors leading to the rear garden. Concealed in a cupboard is a wall mounted Worcester gas boiler (installed in 2020), supplying radiator heating and domestic hot water.

UTILITY ROOM

5'10" x 5'10"

There is a range of matching base and wall units with rolled top work surfaces and tiled splash backs, inset sink with chrome mixer tap, space for a tumble dryer and washing machine and radiator.

DINING ROOM

11'6" x 9'2"

Currently used as a dining room, this welcome additional reception room could be used for multitude of different purposes, such as a family room, study or ground floor bedroom. There is a UPVC double glazed window to the front aspect, oak effect laminate flooring and a radiator.

CLOAKROOM

There is a corner basin with chrome mixer tap and tiled splash backs, a close coupled dual flush WC and extractor fan.

FIRST FLOOR LANDING

There is a radiator, smoke alarm and doors to the lounge, master bedroom and cloakroom and stairs to second floor.



LIVING ROOM

16'0" x 11'5"

The spacious living room has two UPVC double glazed windows to the rear aspect, two radiators, TV point and a telephone point.

CLOAKROOM

There is a dual flush closed couple WC, pedestal basin with chrome mixer tap and tiled splash backs, extractor fan and radiator.

MASTER BEDROOM

12'0" x 9'3"

The master bedroom benefits from two Upvc double glazed windows to the front, two built in double wardrobes, TV point and a door to the ensuite.

EN-SUITE

The recently refitted master en-suite has a obscure UPVC double glazed window to the front, walk-in waterfall double shower with and glazed shower enclosure. Vanity unit with inset sink and storage under, dual flush WC, wood effect flooring, wall mounted LED mirror with demister, tiled splash backs, ladder heated towel radiator and an extractor fan.

SECOND FLOOR LANDING

Radiator, smoke alarm, access to the loft space and doors to three bedrooms, family bathroom and the airing cupboard.

BEDROOM TWO

10'7" x 14'0"

Bedroom two offers two UPVC double glazed windows to the front, two built in double wardrobes and a radiator.

BEDROOM THREE

11'4" x 9'2"

There is a UPVC double glazed window to the rear and radiator.

BEDROOM FOUR

11'4" x 6'7"

Currently used as an office, bedroom four has a UPVC double glazed window to the rear, fitted desk with a selection of storage options, wood effect laminate flooring and a radiator.

FAMILY BATHROOM

There is a panelled bath with chrome mixer tap and shower attachment, closed couple dual flush WC, pedestal basin with chrome mixer tap, tiled splash backs, extractor fan and a radiator.

EXTERIOR

FRONT

The front of the property is laid ornamental slate chippings, there is an outside light and step to the front door.

REAR

The low maintenance enclosed rear garden has a paved patio area and path leading gated rear access, there is an outside light, outside tap and gravelled area with a selection of shrubs and plants.

GARAGE

Located to the side of the property there is driveway parking, and over door to the front.

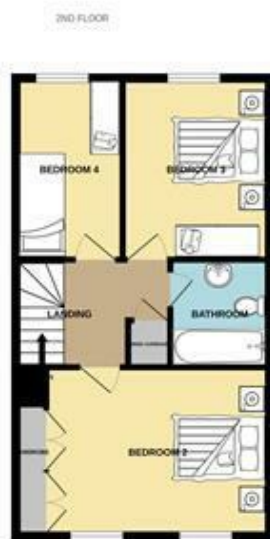
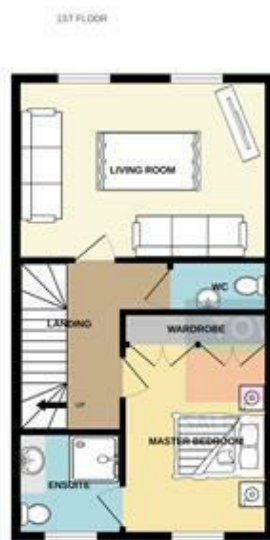
ADDITIONAL INFORMATION

Council Tax Band - D









IN COUNTRY
ESTATES
MORTGAGES & LETTINGS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
460 sq. ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq. ft. (42.7 sq.m.) approx.



2ND FLOOR
456 sq. ft. (42.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

