



Wrights
Residential

Wrights
01225 755553

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

£369,950

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/drainer 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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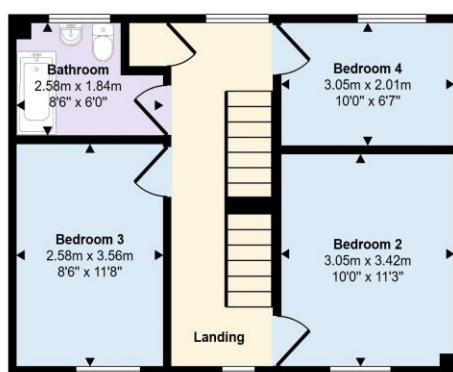
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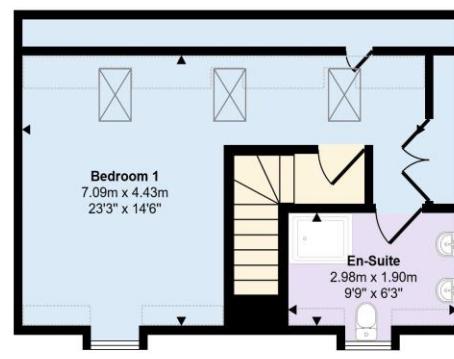
Approx Gross Internal Area
145 sq m / 1565 sq ft



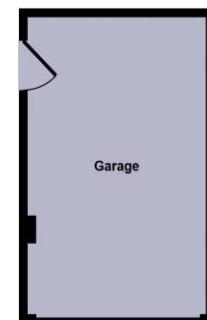
Ground Floor
Approx 48 sq m / 517 sq ft



First Floor
Approx 43 sq m / 462 sq ft



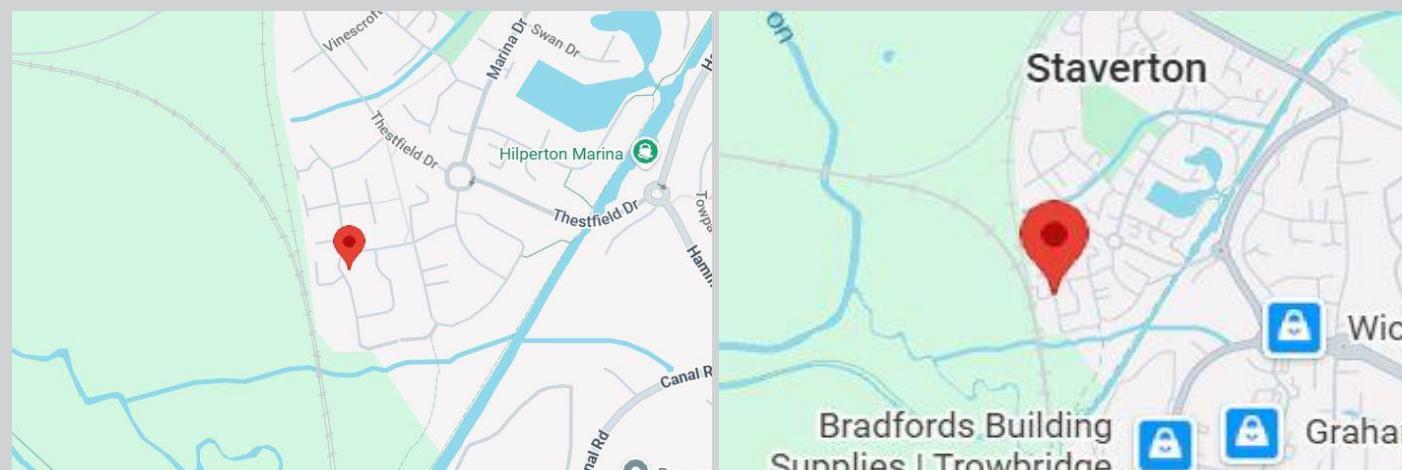
Second Floor
Approx 39 sq m / 421 sq ft



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.



intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy. Unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only 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 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 tested any apparatus, equipment, fixtures and 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. 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:

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