



**Wrights**  
01225 755553

Cottles Barton, Staverton, Trowbridge, Wiltshire, BA14 6FB

£294,950

This well presented and spacious three bedroom property is situated within the popular Staverton Marina Development, close to the beautiful Kennet and Avon canal.

Features include a downstairs cloakroom, large master bedroom with dressing area and spacious en-suite, two further generous bedrooms, an enclosed rear garden, garage and off road parking.

### Situation

The property is situated 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 Historic 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 three bedroom property**

**Situated within the popular Staverton Marina development**

**Gas central heating and PVCu double glazing**

**Downstairs cloakroom**

**Large master bedroom with dressing area and spacious en-suite**

**Two further generous bedrooms**

**Spacious family bathroom**

**Enclosed rear garden**

**Garage**

**Off road parking**



The property comprises

### Ground Floor

#### Entrance Hall

With solid oak flooring, radiator and stairs to the first floor.

#### Cloakroom

With solid oak flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

#### Kitchen

*8' 2" x 8' 9" (2.48m x 2.66m)*

With solid oak flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, inset one and a half bowl sink/drainage unit and PVCu double glazed window to the front.

#### Lounge/Diner

*15' 5" x 16' 0" (4.71m x 4.88m) max*

With two radiators, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

### First Floor

#### Landing

With airing cupboard and stairs to the second floor.

#### Bedroom 2

*15' 2" x 8' 7" (4.62m x 2.62m)*

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

#### Bedroom 3

*15' 3" x 8' 8" (4.64m x 2.65m) max*

With radiator and two PVCu double glazed windows to the front.

#### Bathroom

*8' 8" x 7' 3" (2.63m x 2.22m) max*

With white suite comprising bath with shower attachment, pedestal hand basin and close coupled W.C, radiator and extractor fan.



## Second floor

### Bedroom 1

*15' 6" x 16' 4" (4.72m x 4.99m) max*

With built in wardrobe, radiator and PVCu double glazed dormer window to the front. Open plan into...

### Dressing area

*9' 3" x 8' 10" (2.83m x 2.69m)*

With built in wardrobe and Velux window to the rear.

### En-suite

*5' 8" x 9' 11" (1.72m x 3.02m)*

With white suite comprising large shower enclosure with mains rainfall shower, hand basin with vanity unit and close coupled W.C, heated towel rail, extractor fan and Velux window to the rear.

## Externally

### To the front

Small front garden laid to gravel, path to the front door and outside light.

### To the rear

The enclosed rear garden offers a raised seating area laid to decking and an area laid to lawn with a path leading to gated rear access.

## Garage and parking

Single garage with up and over door to the front. Parking for one vehicle in front.

## Council tax

The property is currently in council tax band D.

## Tenure

The property is sold as freehold.

## 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 coverage

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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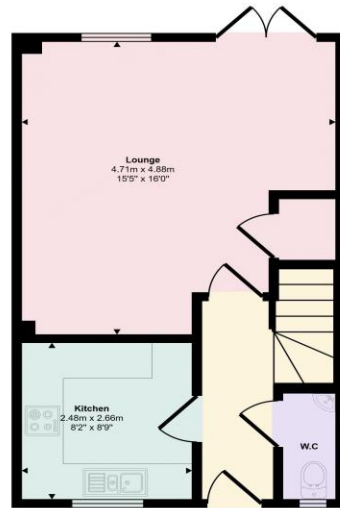


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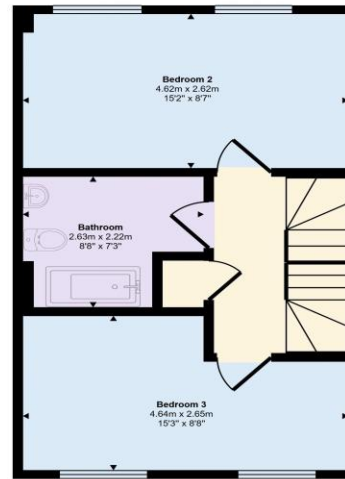
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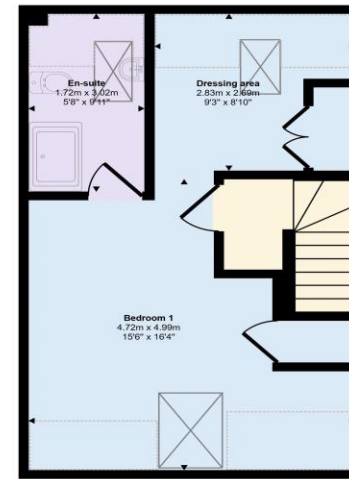
Approx Gross Internal Area  
109 sq m / 1173 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft



First Floor  
Approx 36 sq m / 387 sq ft

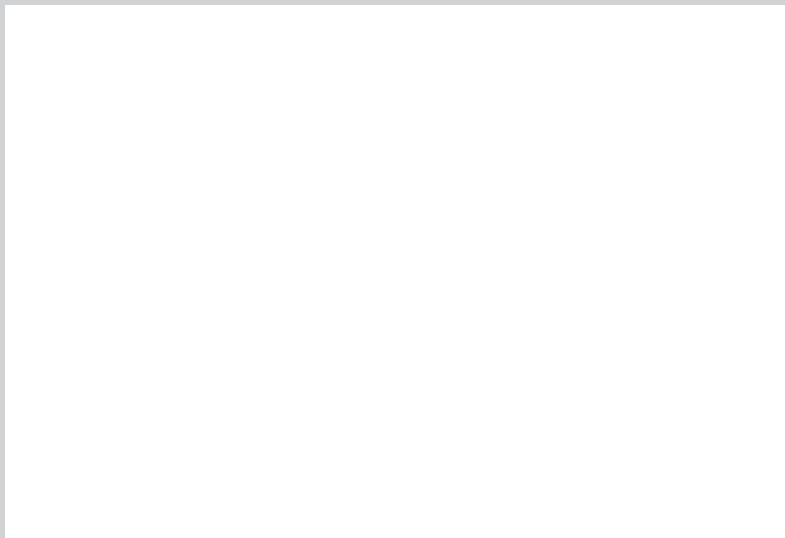
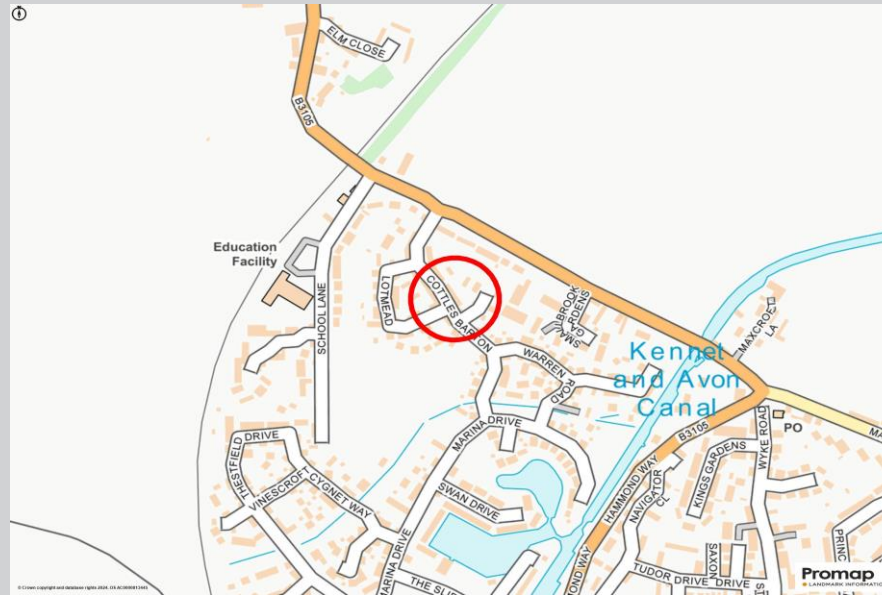


Second Floor  
Approx 37 sq m / 394 sq ft

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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## Disclaimer

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