



**Wrights**  
01225 755553

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

Guide price  
£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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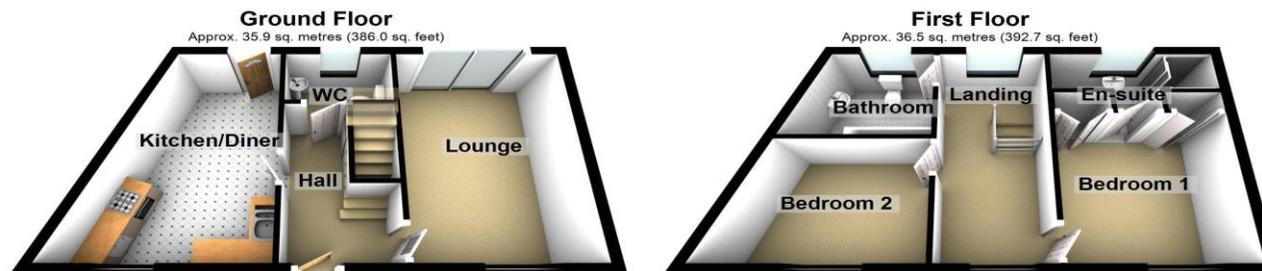


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**Ground Floor**  
Approx. 35.9 sq. metres (386.0 sq. feet)

**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

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