4 BEDROOM DETACHED | BLACKTHORN WAY, STAVERTON, BA14 | **£450,000**

DESCRIPTION

A fantastic opportunity to acquire this beautifully presented detached family home in the ever-popular Staverton Marina development. Offering a substantial amount sq.ft of interior space which is very well arranged over three floors.
Through the front door there is an entrance hallway offering access to a good-sized sitting room, a cloakroom, a superbly updated contemporary style kitchen / diner which is a brilliant space to entertain, a separate utility room and French doors leading to a modern conservatory allowing enjoyment of the rear garden all year round.
On the first floor there are two double bedrooms, a single and a large family bathroom. The Master bedroom can be found on the top floor with its very own dressing room, providing plenty of light and storage and a stylish updated full-sized bathroom en-suite with separate shower.
Outside and to the front there is plenty of off-road private parking for a couple of cars, a wonderful fully enclosed and spacious South facing rear garden with plenty of space for any growing family and a good-sized single garage with front and rear access.
All in all, a beautiful house in a private desirable location and well positioned within a quiet cul-de-sac of only two other homes.

Staverton is on the outskirts of Trowbridge just two miles away from the Town Centre. Bradford on Avon is three miles away and the Georgian City of Bath is within nine miles. Blackthorn Way is literally a minutes walk away from the beautiful Kennet and Avon canal towpath. There is an excellent village primary school, local news agents, dentist and Chinese restaurant / takeaway all within easy level walking distance with The Old Bear Pub found just down the road. There is also an excellent rail service in Trowbridge and a range of shopping, leisure and educational amenities.

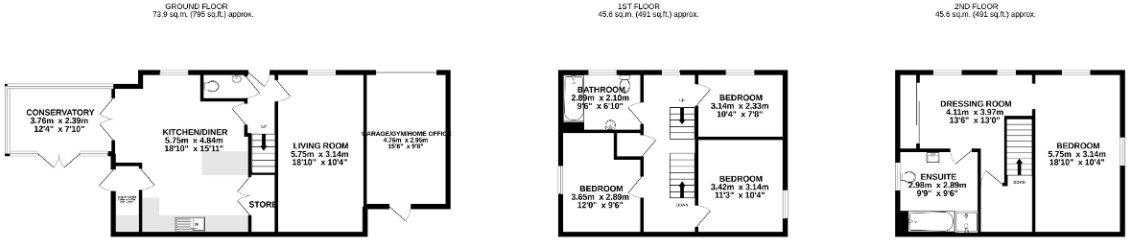
Tenure: Freehold

EPC:
Council tax band: D
Services: Mains gas, electricity, water and drainage
Local authority: Wiltshire County Council

KEY FEATURES

- Substantial four bedroom family home
- Desirable kitchen / dining room
- Conservatory
- Large South facing rear garden
- Desirable quiet cul-de-sac location
- Spacious sitting room
- Utility and cloakroom
- Incredible top floor Master suite
- Off road parking and garage
- Presented to a high standard

FANS ONLY



TOTAL FLOOR AREA : 165.1 sq.m. (1777 sq.ft.) approx.

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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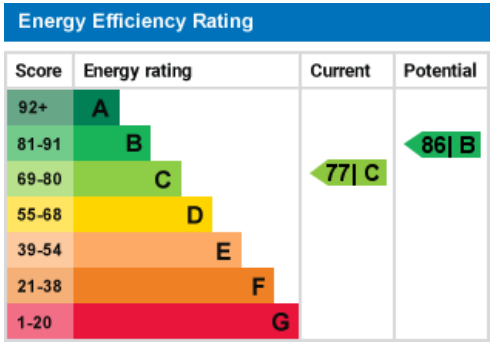
ENERGY EFFICIENCY



DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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