



9 Smallbrook Gardens

Staverton

BA14 6NW

This gorgeous 4 double bedroom family home is situated in a highly desirable cul de sac where properties rarely come to the market, offered with no onward chain.

Guide Price

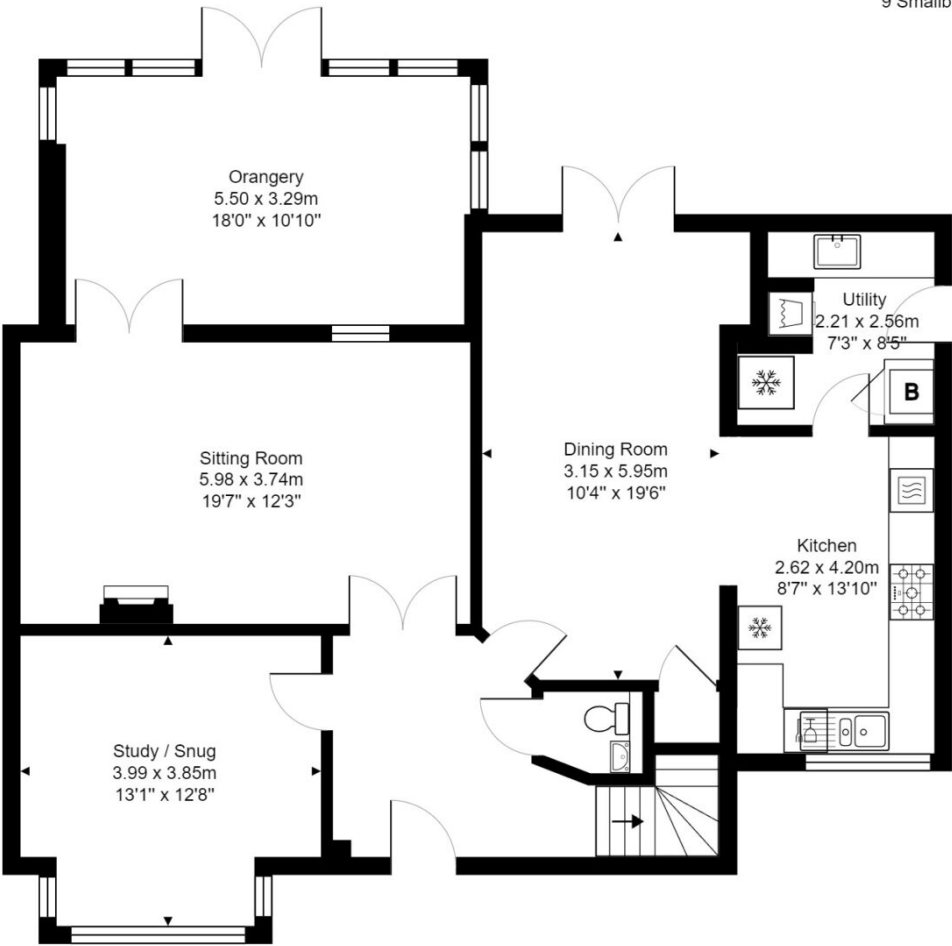
Tenure: Freehold

£550,000

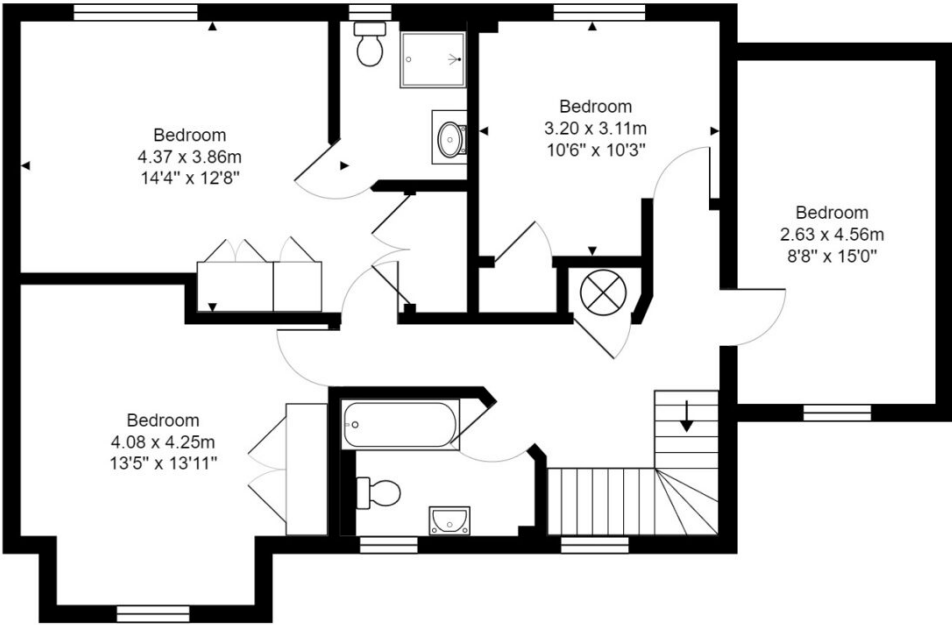
Property Features

- Detached family home
- Enclosed private garden
- 4 double bedrooms
- Driveway parking for 3 cars
- Sizeable home office
- Bespoke David Salisbury Orangery
- Impeccable finish throughout
- No onward chain
- Rare to the market

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Area: 109.9 m² ... 1183 ft²



Area: 79.0 m² ... 850 ft²

Total Area: 188.9 m² ... 2033 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Accommodation

Ground Floor

Entrance Hall

With hardwood flooring, radiator.

Cloakroom

With tiled flooring, tiled walls, radiator, WC, wash hand basin, wall mounted storage.

Study/ Bedroom 5

with hardwood flooring, radiator, front aspect bay window.

Dining Room

with hardwood flooring, rear aspect French doors leading to the patio, under–stairs storage cupboard, radiator.

Kitchen

Open plan to dining room with front aspect window, granite worktops, 5 ring gas hob, high level double oven, hardwood flooring, range of floor and wall mounted units, door to:-

Utility

With hardwood flooring, rear aspect window, space and plumbing for white goods, cupboard housing gas fired boiler, rear access door, radiator.

Living Room

With hardwood flooring, 2 radiators, feature fireplace with working fire, rear aspect window to orangery, double doors to:-

Orangery

With under floor heating, tiled flooring, Solar control Low-E glass, French doors to patio and garden.

First Floor

Landing

With radiator, front aspect window, airing cupboard, access to loft space, access to bedrooms.

Bedroom 1

With radiator, rear aspect window, built-in storage, door to:-

En Suite

With shower, WC, wash hand basin, wall mounted heated towel rail, wall mounted mirror/storage, tiled flooring.

Bedroom 2

With front aspect window, radiator, built-in storage.

Bedroom 3

With radiator, front aspect window, access to loft space

Bedroom 4

with built-in storage, radiator, rear aspect window.

Bathroom

With WC, vanity unit incorporating wash hand basin, panelled bath with rainforest shower over and glazed screen, fully tiled walls, tiled flooring, obscure glazed window front aspect window.

Externally

Parking and Garden

To the front of the property there is a brick block driveway providing parking for a number of vehicles.

The rear garden is west facing and predominantly laid to level lawn with an area of paved patio and mature planting.



Situation

Staverton village is situated along the Kennet and Avon Canal providing excellent access to walking, cycling areas as well as local facilities including popular village pub/restaurant, church and primary school.

The market town of Bradford on Avon is approximately 3 miles away and provides a range of amenities including retail outlets, swimming pool, library and railway station providing direct access to Bath, Bristol and London.

Trowbridge, the County Town of Wiltshire is also close by and offers a full range of sporting facilities, cinema and railway station also providing direct access to Bath and Bristol.

The property is approximately 8 miles south of the city of Bath which provides a full range of retail outlets together with many other amenities to include the Theatre Royal, sports facilities, an excellent selection of schools and a number of fine restaurants. Bath also provides a main line railway station giving direct access to London Paddington, the city of Bristol and South Wales.

Description

Presented in an impeccable condition throughout, this delightful detached home provides over 2000sqft of space with ample off road parking, an extremely private rear garden and a newly built, bespoke David Salisbury orangery which really completes the home.

Through the front door you are greeted with a substantial entrance hall with wooden flooring throughout, a cloakroom, and entrances to all further ground floor rooms. The bay-fronted study offers a tremendous office space, but could easily be substituted for a fifth bedroom if required. The open plan kitchen/diner with adjoining utility provides a great social space and is finished to a very high standard. A wonderful living room is complemented by a bespoke handcrafted David Salisbury orangery, which allows excellent amounts of light and reception space – truly a superb addition to the home.

The first floor of the property has 4 bedrooms of great size, with the majority having built-in storage. The principal bedroom boasts a delightful en suite and there is another well finished family bathroom too.

Externally, there is parking for multiple cars on the drive, and a wonderful private rear garden, mostly laid to lawn. The property is being offered with no onward chain.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band F – £3,184.05

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