



This beautifully presented four bedroom detached property is located in a small cul de sac within the popular village of Derry Hill. The current owners have made changes to the property in recent years and now offers a stunning kitchen with fitted appliances along with a modern en suite and bathroom. The accommodation is based around the entrance hall with doors leading to a lounge, cloakroom, dining room and kitchen. On the first floor the landing leads to the family bathroom and all four bedrooms with the main bedroom benefiting from a en suite. Externally the property sits within a well maintained plot with south facing rear garden and double garage and parking to the side of the property.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Derry Hill

Derry Hill has grown out of the ancient settlement of Studley which dates back to Roman Times. In the 18th century, there were several small settlements which were originally built to provide houses for the Bowood Estate workers. Today the village offers residents a fantastic setting to call home which includes; a beautiful village church, highly respected primary school, village shop, local Inns and village hall to mention just a few. Excellently positioned for commuters, Chippenhams' train station & motorway junction 17 are within approximately 7 miles, and the larger centres of Swindon, historical City of Bath and Bristol are also within easy commute.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Hall

Composite multi locking door to front, Upvc double glazed window to front, doors to lounge, dining room, kitchen, WC, stairs to first floor landing, under stairs cupboard, Oak wooden flooring, radiator.

Cloakroom

Obscured Upvc double glazed window to front, two piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back, Oak wooden flooring.

Lounge 5.77m x 3.45m (18'11" x 11'04")

Upvc double glazed window to front and rear, double french doors to rear, open fire place with hearth, door to hallway, radiators, wall lights, Oak wooden flooring, television point, telephone point.

Dining Room 3.30m x 2.97m (10'10" x 9'09")

Upvc double glazed window to front, double doors to hallway, radiator, Oak wooden flooring.

Kitchen 5.38m x 3.99m (17'08" x 13'01")

Upvc double glazed windows to side and rear, doors to entrance hall, double doors plus a separate single door to garden, fitted kitchen offering a matching range of wall and base units with pull out larder/swivel corner storage, one and a half bowl stainless steel sink inset to granite work surfaces, splash backs, part tiled, space for range oven with cooker hood over, built in automatic washing machine, dishwasher, fridge and freezer and microwave, wall mounted boiler, radiator, tiled flooring, spot lighting, water softener and Britta drinking water filtration system.

Landing

Door to airing cupboard, loft access, door to;

Bedroom One 3.30m x 3.05m (10'10" x 10'00")

Upvc double glazed window to rear, radiator, built in double wardrobes.

Re Fitted En Suite

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising of double power shower within shower cubicle, de mist mirror with shaving point, vanity wash hand basin and low level WC, chrome fittings, heated towel rail, splash backs, storage.

Bedroom Two 3.56m x 2.97m (11'08" x 9'09")

Upvc double glazed window to front, radiator, built in wardrobe.

Bedroom Three 2.74m x 2.49m (9'00" x 8'02")

Upvc double glazed window to rear, radiator, built in double wardrobe.

Bedroom Four 3.28m x 2.08m (10'09" x 6'10")

Upvc double glazed window to front, radiator.

Main Bathroom

Obscured Upvc double glazed window to front, fitted with a three piece white suite comprising P shaped bath with power shower over, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, tiled flooring, storage.

Front

Laid to lawn wrapping round the either side of the property, established planting with pathway to front. Double width driveway proving parking for 3/4 cars with timber gate leading to the rear garden.

Rear Garden

Beautifully maintained south facing rear garden with established planting along with a water feature and blocked paved patio areas. Timber shed plus storage area behind the garage.

Double Garage

With two up and over doors to front, personal door to side, partitioned area providing office space.

Property Information

Utilities/Services - Mains electric, water & drainage, Gas Central Heating

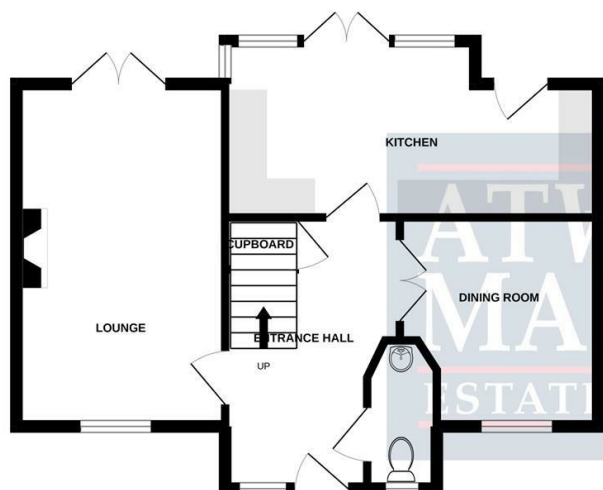
Wiltshire Council Tax - Band F

Tenure - Freehold

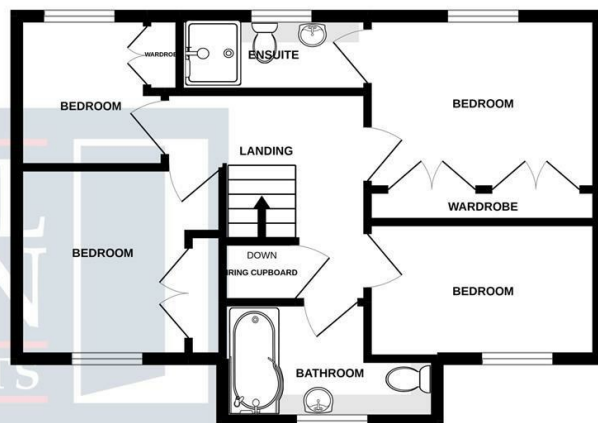




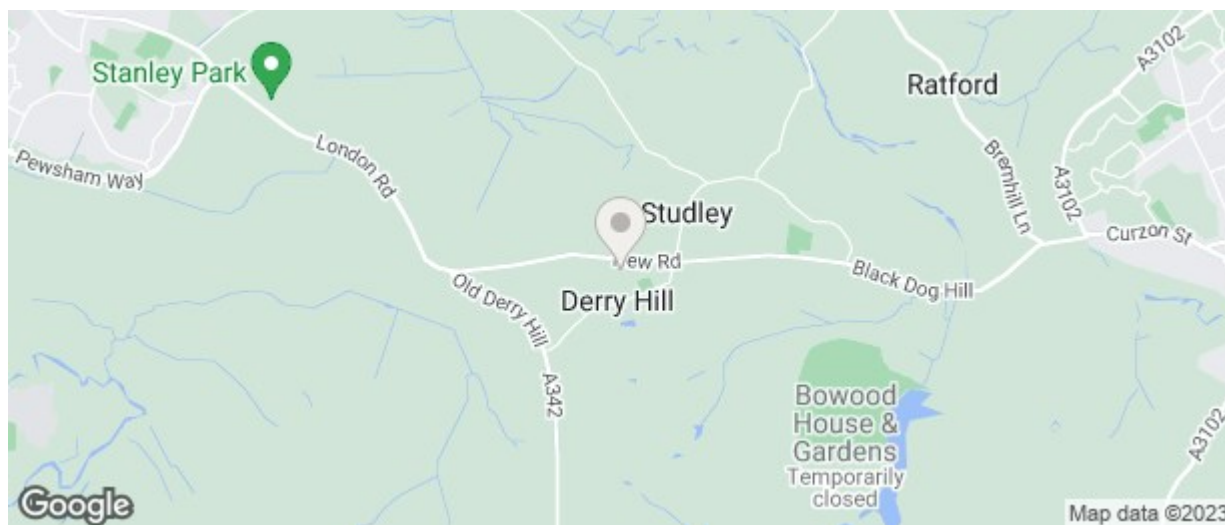
GROUND FLOOR



1ST FLOOR



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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing