



Tuxford

Cadley Road, Collingbourne Ducis, Wiltshire, SN8 3EA

marc allen

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Guide £425,000

A spacious detached chalet style property with a good sized garden, situated in the village of Collingbourne Ducis.

Description

The property has been extended to provide comfortable accommodation that includes a good sized kitchen and dining room, a family room with doors to the garden and two ground floor bedrooms. There is also a bathroom with a shower on the ground floor. The stairs rise to the first floor where there are two further bedrooms and a useful cloakroom. Outside there is good frontage and an enclosed garden to the rear. A shared driveway to the side leads to the garage.

Collingbourne Ducis

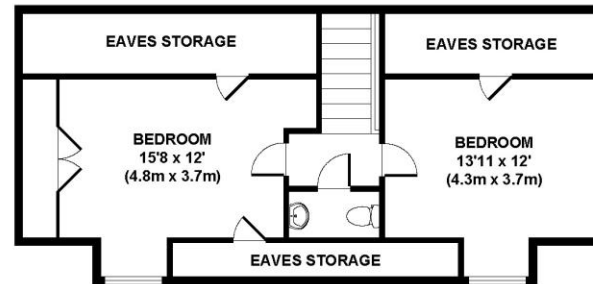
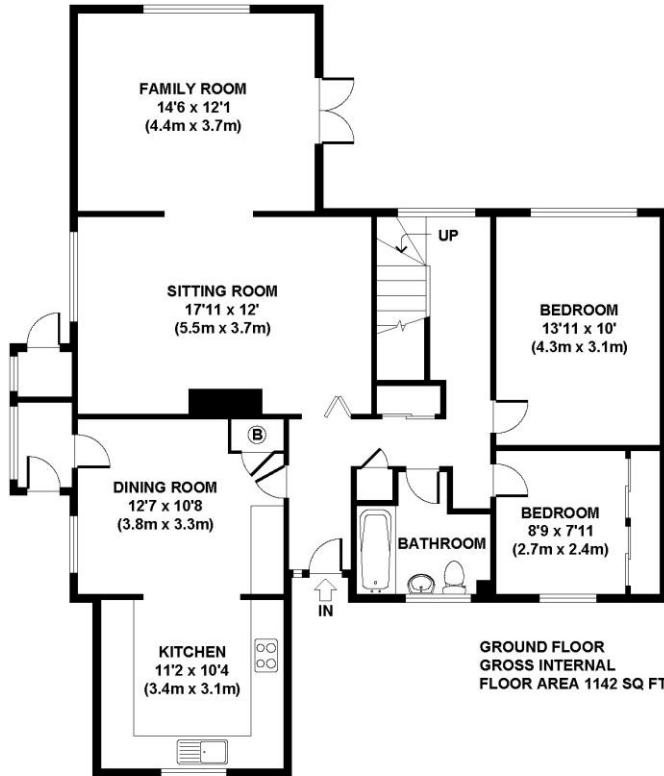
Collingbourne Ducis is a pretty village on the north east corner of Salisbury Plain approx. ten miles south of Marlborough. There is a shop, post office, church, primary school and public houses. The M4 motorway can be joined at junctions 14 and 15 and there is a rail service to Reading and London (Paddington) from Hungerford and Pewsey.

Directions

From our office turn left up the High Street and continue on the A338 for approx. 5 miles. Where the road bears right towards East Grafton, continue straightahead signposted

Wexcombe. Continue on this road and turn right opposite The Shears public house into Cadley Road. Tuxford will be found along on the right hand side.

- Entrance Hall
- Side Porch
- Kitchen
- Dining Room
- Family Room
- Four Bedrooms
- Bathroom with Shower
- Cloakroom
- Garage
- Gardens
- Oil Fired Heating
- Double Glazing



APPROX. GROSS INTERNAL FLOOR AREA 1690 SQ FT / 157 SQ M



To view this property call Marc Allen Estate Agents on **01488 685353**

Side Porch

Entrance Hall

Built-in cupboards.

Sitting Room

17' 11" (5.46m) x 12' (3.66m). Wall mounted electric fire. Radiator. Opening to:-

Family Room

14' 6" (4.42m) x 12' 1" (3.68m). Radiator. Doors to garden.

Kitchen

11' 2" (3.4m) x 10' 4" (3.15m). Fitted with a range of white wall and base units with drawers, work surfaces over and splashbacks. Single drainer sink unit with a mixer tap. Electric cooker point with a stainless steel finish extractor over. Plumbing for automatic washing machine and dishwasher (slimline space). Opening to:-

Dining Room

12' 7" (3.84m) x 10' 8" (3.25m). Radiator. Tiled floor.

Ground Floor Bedroom

13' 11" (4.24m) x 10' (3.05m). Radiator.

Ground Floor Bedroom

8' 9" (2.67m) x 7' 11" (2.41m). Built-in wardrobe. Radiator.

Ground Floor Bathroom

A white suite comprising twin grip panelled bath with a separate shower over. Wash hand basin and w.c. Tiled surrounds and floor. Heated towel rail.

Staircase gives access to landing

Cloakroom

With a w.c. and wash hand basin.

Bedroom

15' 8" (4.78m) max x 12' (3.66m) max. Built-in wardrobe. Eaves storage.

Bedroom

13' 11" (4.24m) max x 12' (3.66m) max. Eaves storage.

Garage

To the rear with a metal up and over door.

At the front of the property is

A good sized lawned garden with raised borders, shrubs and a patio area. A shared driveway leads to the garage.

At the rear of the property is

A mainly lawned garden with shrub borders and a patio enclosed by wooden fencing with a gate to the side.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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