



13 Willis Close

Great Bedwyn, Wiltshire, SN8 3NP





13 Willis close

Great Bedwyn, Wiltshire, SN8 3NP

Guide £475,000

A fabulous detached bungalow that has been considerably improved and reconfigured to create a very comfortable home.

Description

The flexible accommodation includes a useful utility room with good storage and a door to the driveway for ease of access or with muddy boots etc. The incredibly spacious open plan kitchen, sitting room and dining room are a particular feature and includes a sleek kitchen, a contemporary corner fireplace and ample space for a table. There is good natural light and access to the garden via twin French doors. There are three bedrooms, two of which have built in wardrobes. The main bedroom has a nicely fitted ensuite shower room and there is also a smart family bathroom. Outside there is a driveway for off road parking. The remainder of the garage is for storage and a low maintenance style garden. A viewing is strongly advised to fully appreciate the overall quality of this outstanding property.

Directions

From our office turn left up the High Street, continue on the A338 for approx. 5 miles and turn right signposted Great Bedwyn. Continue up the High Street and turn right into Browns Lane. Turn right into Wansdyke Road and then right and you will find Willis Close on the right hand side.

- Utility room
- Fabulous open plan kitchen/sitting/dining room
- Three bedrooms
- Ensuite shower room
- Family Bathroom
- Gardens
- Driveway for off road parking

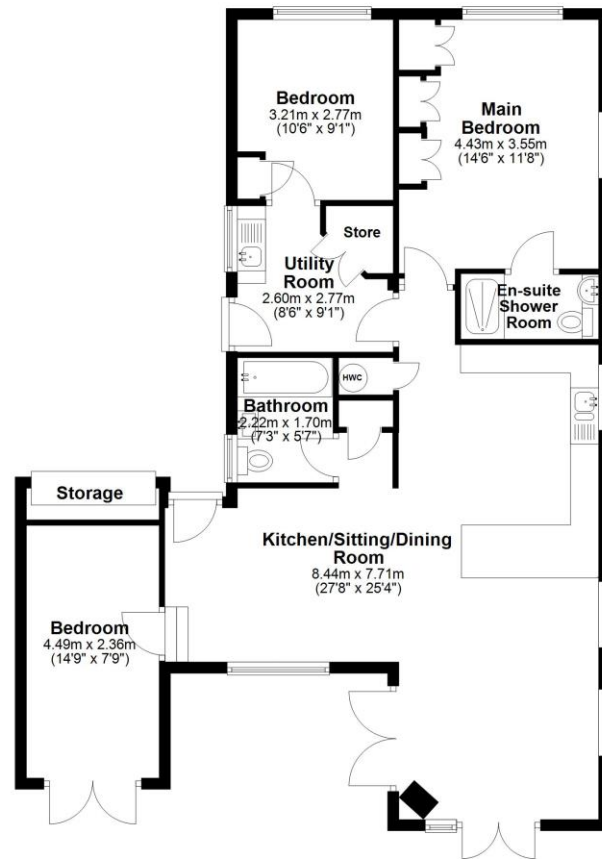
Great Bedwyn

Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12th century church, public house, doctors' surgery and primary school. The railway station gives access to Hungerford, Newbury, Reading and London (Paddington) and the M4 can be joined at junctions 14 and 15.





Floor Plan
Approx. 98.9 sq. metres (1064.2 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)



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

Door to:-

Utility Room

Spacious corner cupboard providing good storage. Electric panel heater. Single drainer stainless steel sink unit with a mixer tap. Open shelving, plumbing for automatic washing machine. Modern wooden shutters.

Open plan Kitchen/Sitting/Dining Room

A fabulous open plan space with good natural light and distinct areas. Quality Kardean flooring.

Kitchen

Fitted with sleek range of dark blue wall and base units with drawers and worktops over. Single drainer stainless sink unit (1.5 bowl) with a mixer tap. Pull out bin. Breakfast bar. Built in double oven, grill, warming drawer, ceramic hob and extractor over. Integrated Dishwasher. Airing cupboard with hot water tank and immersion. Access to loft space.

Sitting Room

With a contemporary corner fire (bottled gas), electric panel heater. Twin French doors to garden.

Dining Room

Electric panel heater. Built in cupboard. Modern wooden shutters. Door to front.

Bedroom 1

Fitted wardrobe with drawers and a mirror. Electric panel heater.

Ensuite Shower Room

With a generous shower enclosure, wash hand basin with cupboard below and WC. Tiled floor and walls. Chrome finished heated towel rail. Underfloor heating. Extractor fan.

Bedroom 2

Built in wardrobe. Electric panel heater.

Bedroom 3

Electric panel heater, french doors to garden.

Bathroom

A white suite comprising panel bath with a shower attachment and screen, wash hand basin and WC. Tiled floor and surrounds. Chrome finished heated tower rail. Extractor fan. Underfloor heating.

Garage

The garage has been converted internally but retains a small area for storage with a remote controlled roller door.

At the front of the property is

A generous driveway which widens at the front to double width. There is a lawned garden with gravel, picket fencing and side access. Outside lighting and tap.

At the rear of the property is

A low maintenance style garden with a paved terrace, low retaining wall, border and artificial grass for ease. Garden shed, outside lighting and power points.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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