



5 Aldbourne Road

Baydon, Wiltshire, SN8 2HZ

marc allen

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Guide £370,000

A very nicely presented three bedroom house which has been considerably improved to create a comfortable family home.

Description

The accommodation includes a hall from which the stairs lead, a useful downstairs cloakroom and a sitting room with a woodburner. The kitchen/dining room has been tastefully refitted in a Shaker style with solid wood worktops, Belfast sink, space for a range cooker and a table. There is also a useful side lobby with a utility area and store. On the first floor there is a landing with good natural light, three well balanced bedrooms and a refitted bathroom. Outside there is a wide frontage laid to grass with gravel, hedging and a pathway to the house. There is a good sized rear garden with a paved terrace, grass, borders and a fruit trees.

Planning Permission

Consent has been granted under application no. PL/2024/03356 for a single storey side extension and two storey rear extension. This would create a study, utility and bathroom on the ground floor and a fourth bedroom with en-suite on the first floor.

Directions

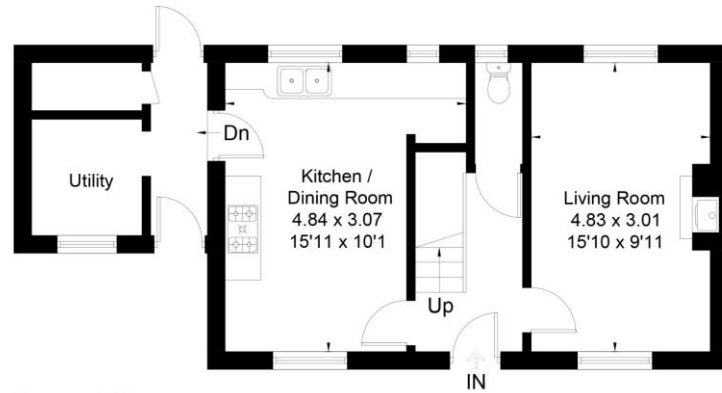
From our office turn right down the High Street, right at The Bear Hotel and at the

second roundabout turn left signposted M4. Pass under the motorway, continue straight ahead and take the first left turn signposted Baydon. On reaching the village, turn left into Aldbourne Road and the property will be found on the right hand side.

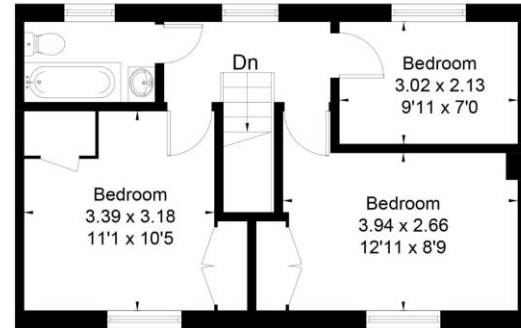
- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Side Lobby
- Utility
- Three Bedrooms
- Bathroom
- Driveway
- Gardens



Approximate Floor Area = 89.5 sq m / 963 sq ft



Ground Floor



First Floor



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

Porch

Entrance

Tiled floor. Radiator.

Cloakroom

With a w.c. Radiator. Tiled floor.

Sitting Room

Fireplace with a woodburning stove. Brick surround and hearth,. Wood effect flooring. Two radiators. Panelled effect wall. Two wall light points.

Kitchen/Dining Room

Tastefully fitted with a range of Shaker style wall and base units with drawers, solid wood worktops and upstand. Space for a range cooker with an extractor over and 'brick' recess. Integrated dishwasher. Belfast sink with a mixer tap. Pull-out bin. Tiled floor. Space for a table. Door to the side. Cupboard housing gas fired boiler for domestic hot water and central heating. Recessed spotlights. Door to:-

Side Lobby

Doors to front and rear.

Utility and Coal Cupboard

Plumbing for automatic washing machine and appliance space.

Staircase gives access to landing

Access to loft.

Bedroom 1

Built-in wardrobe. Radiator.

Bedroom 2

Built-in wardrobe. Airing cupboard with hot water tank and immersion heater. Radiator.

Bedroom 3

Radiator.

Bathroom

Fitted with a contemporary style with a panelled bath, 'telephone' taps and deluge head over, screen, w.c. and bowl wash hand basin with a cupboard below. Chrome finish heated towel rail.

At the front of the property is

An area of grass with a block paved pathway and an area of gravel.

At the rear of the property is

A paved patio area leading to a lawned garden with shrub borders and hedging, with a gate to a further area of garden laid to grass with a fruit trees.

Services

All mains connected. 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		82 B
69-80	C		
55-68	D	58 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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