



Highridge Close, , SN5 4BS

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- Four Bedroom Chalet Style Bungalow
- Detached Double Garage
- Open Plan Kitchen/Breakfast Room
- Lounge/Diner
- Private Rear Garden

- No onward Chain
- Generous Driveway
- First Floor Bedroom, En-Suite & Balcony
- Entrance Porch & Hallway
- Gas Radiator Central Heating

# 20 Highridge Close SN5 4BS

£450,000

For sale with NO ONWARD CHAIN is this attractive four-bedroom detached bungalow with large driveway which extends through to the rear, with access to a DETACHED DOUBLE GARAGE with remote controlled garage door.

Set within a private plot, surrounded by a selection of mature trees, shrubs, plants and even a matured grape vine.

This wonderful bungalow offers internally an entrance porch and inner hallway, three bedrooms to the ground floor including a fully tiled bathroom, a 30ft lounge/dining room and a fantastic sized, open plan kitchen/breakfast room with integrated appliances, central island, breakfast bar, a seven ring gas oven & stove with large French doors leading out to the rear seating area, complete with pergola style covering, smothered in a mature and fruitful vine.

Access to the first floor via a fitted remote stairlift offering suitable access for all needs. (Stairlift can be removed if required) The first floor itself comprises a lovely size double bedroom with fitted wardrobes, en-suite shower room and patio doors leading out to a fantastic private decked summer terrace.

The private rear garden offers a patio, an undercover decked seating terrace, stoned driveway leading up to the detached double garage with parking to the front for several vehicles.

The property also benefits gas central heating, uPVC double glazing and no onward chain. Ideally and pleasantly situated on the edge of Purton, offering easy and walking access to the local amenities, local surgery and transport links to all major roads this property must be viewed.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band E For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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