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PROPERTY SALES & LETTINGS

Old Forge Close, Brinkworth, SN15 5HW

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- Immaculate Throughout
- Tastefully Chosen Kitchen/Diner
- Dual Aspect 23ft Living Room
- Modern En-Suite & Bathroom
- UPVC Double Glazing

- Detached Double Garage
- Utility Room
- Conservatory
- Beautifully Landscaped Rear Garden
- Brand New Oil Fired Boiler

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# 4 Old Forge Close Brinkworth, SN15 5HW

**Guide price £575,000**

An IMMACULATE four bedroom DETACHED family home with DETACHED DOUBLE GARAGE beautifully presented and much improved by the current vendors throughout, benefiting a private & non overlooked landscaped rear garden which is ideally positioned at the head of this small cul-de-sac location.

This spacious home offers a welcoming entrance hallway with downstairs cloakroom and storage cupboards, a 23ft dual aspect living room with patio doors through to a brick based conservatory, a tastefully chosen kitchen/diner under a composite worktop with 'Neff' integral appliances, breakfast bar, and French doors to the rear garden including a separate utility room with side door access to the driveway.

Stairs from the entrance hallway lead up to the first floor which enjoys a modern family bathroom and four

good size bedrooms with the generous dual aspect primary bedroom including built in wardrobes and a modern en-suite shower room.

Outside are well maintained gardens to the front and rear with a fully enclosed landscaped rear garden mainly laid to lawn, surrounded by decorative patio and well manicured flower beds with a composite decked seating area to the rear. From the garden is a personal door into the detached double garage which benefits power, lighting and two up and over doors to the front.

Further attributes of this property include uPVC double glazing, oil fired central heating and 'Hyperfast' 900 mbps broadband available.

Overall a fantastic property on sale so call Alan Hawkins Property Sales today to arrange your viewing.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band F For year 2024/25 = £3189.34  
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) A                                 |    |                         |           |
| (81-91) B                                   |    |                         |           |
| (69-80) C                                   |    |                         | 72        |
| (55-68) D                                   | 60 |                         |           |
| (39-54) E                                   |    |                         |           |
| (21-38) F                                   |    |                         |           |
| (1-20) G                                    |    |                         |           |
| Not energy efficient - higher running costs |    |                         |           |
| England & Wales                             |    | EU Directive 2002/91/EC |           |

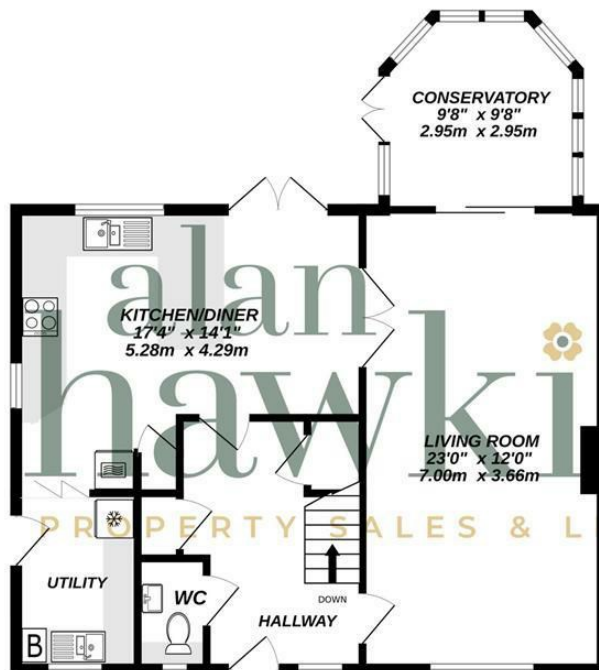
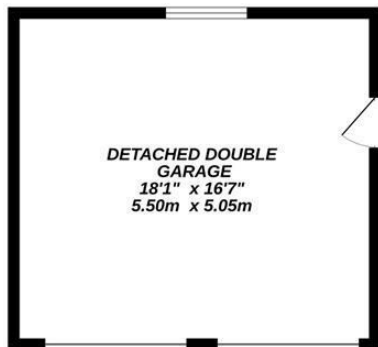




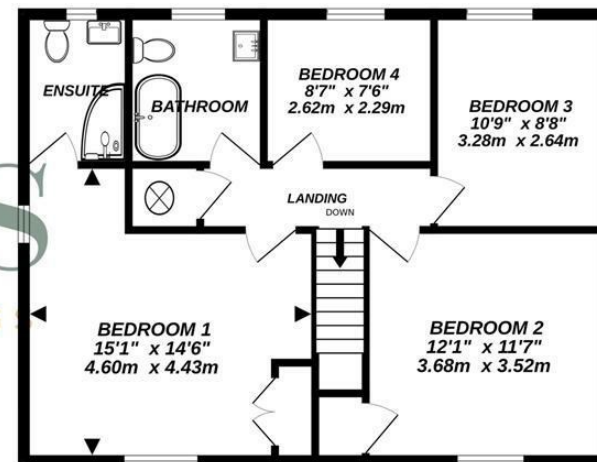


GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.

GARAGE  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



1407 SQ FT EXCLUDING GARAGE

TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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