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Netherstreet, Chippenham SN15 2DW

Offers over £800,000

Netherstreet is a individual build which was completed in the early 90's and boasts five double bedrooms, en-suite to master, cloakroom, study, kitchen/dining room, utility room, living room, and a self contained annex. Externally the property enjoys far reaching countryside views, a generous sized rear garden and driveway parking to the front for several vehicles. This property would be ideal for someone looking to make an additional income from the property with the annex or a family looking to bring a elderly relative who is looking for independent living with the peace of mind of family next door.





50 Netherstreet, Bromham, Chippenham, SN15 2DW

Situation Bromham

The property occupies a pleasant location in the sought after village of Bromham The village itself offers a range of day-to-day services including shops, post office, pubs, school and the fine church of St Nicholas with its landmark spire. The house is ideally situated between the market towns of Devizes and Chippenham with the world heritage city of Bath and its excellent cultural and shopping facilities about 15 miles to the West. Motorway access to the M4 is at junction 16 and mainline rail services can be found at Chippenham to London Paddington (about 70 minutes), The surrounding countryside provides a wealth of leisure and sporting opportunities and there are many independant schools in the area including Stonar, Dauntsey's, St Mary's and St Margarets in Calne and Marlborough College.

The Accommodation

With approximate measurements the accommodation as follows:

Entrance Hall

Upvc double glazed door to front, doors leading into living room, cloakroom, study and kitchen/breakfast room, radiator and stairs leading to first floor.

Cloakroom

Obscure Upvc double glazed window to front, wash hand basin with tiled splashbacks, w.c, radiator and hatch to roof space.

Living Room

22'4 x 11'6 max

A light and spacious living space with open brick built fireplace, parquet flooring, wall lights, two radiators, Upvc double glazed window to the front, Upvc double glazed patio doors leading out onto the rear garden and doors giving access to annex and entrance hall.

Study

9'7 max x 8'7

The study is a useful room for anyone working from home or studying and comprises of Upvc double glazed window facing out onto the rear garden, shelving, radiator, storage cupboard and door into entrance hall.

Kitchen/Dining Room

22'5 x 10'6

The kitchen/dining room would make a fantastic room for entertaining and compromises of a fitted kitchen offering a range of wall and base units, rolled edge work surfaces, one and half bowl single drainer sink unit, tiled splashbacks, smeg oven, electric hob with stainless steel cooker hood over, integrated dishwasher & fridge freezer, tiled flooring, radiator, doors giving access to utility room & entrance hall, Upvc double glazed window to front and Upvc double glazed patio doors giving access to the rear garden.





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Utility Room

The utility room comprises of Upvc double glazed window to front, a range of wall and base units, single drainer sink unit, boiler, plumbing for washing machine, tiled flooring, door to kitchen and stable door leading out onto the rear garden.

First Floor Landing

Access to all four bedrooms, airing cupboards and loft access with ladder, power and part boarded.

Bedroom One

11'5 max x 10'6

Upvc double glazed window to front, radiator and door leading into en-suite.

En-suite

8'1 x 5'4

Modern en-suite which comprises of shower cubicle, w.c, wash hand basin with tiled splashbacks, radiator, towel rail vinyl flooring and Velux window.

Bedroom Two

32'9" x 19'8" excluding storage recess x 32'9" x 19'8"

Upvc double glazed window to rear, radiator and storage recess.

Bedroom Three

11'7 x 10'1 excluding storage cupboard

Upvc double glazed window to rear, radiator and storage cupboard.

Bedroom Four

11'7 max x 10'6 excluding wardrobe recess

Upvc double glazed window to rear radiator and built in wardrobe recess.

Family Bathroom

8'7 x 6'4 max

The family bathroom is part tiled and comprises of bath, wash hand basin, w.c, radiator vinyl flooring and Upvc double glazed window to rear.

Annex

Hallway

Doors giving access to bedroom, kitchen and living room, door from main living of house, spot lighting, smoke alarm, radiator, laminate flooring and loft access.

Living Room

14'5 x 12'1 excluding bay window

The living room is light, airy and enjoys great views which comprises of Upvc double glazed bay window to rear, Upvc patio doors to side, feature fire place with electric fire and radiator.

Bedroom

17'2 max x 10'9 max

Upvc double glazed window to side, radiator, spot lighting and door leading into wet room.

Wet Room

6'3 x 6 excluding window recess

A modern and fully tiled wet room which comprises, low level w.c, towel rail radiator, hand rail, wash hand basin, shower, spot lighting and obscure Upvc double glazed window to side.

Kitchen/Dining Room

11'5 x 8'3

A modern kitchen which offers a range of wall and base units, rolled edge work surfaces, tiled splash backs, one and half bowl single drainer sink unit, electric oven, hob with stainless steel cooker hood over, space for fridge freezer, plumbing for washing machine, radiator, Upvc double glazed window to front and Upvc double glazed door to side giving access to driveway.

Externally

Rear Garden

A generous sized rear garden with stunning countryside views must be viewed to appreciate what it has to offer.

Front Garden/Driveway

Driveway parking for several vehicles, Potential for building a garage (subject to planning).

Agents Notes

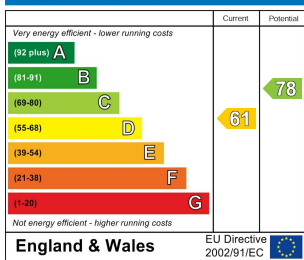
Council Tax Band: F

EPC For Annex: D

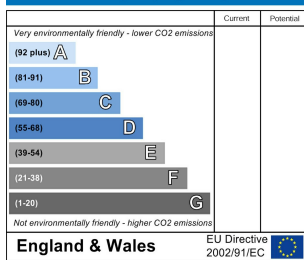




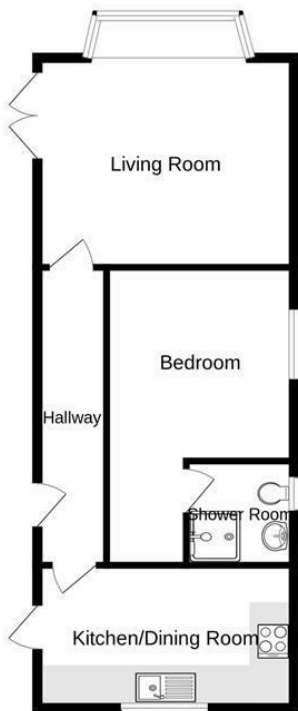
Energy Efficiency Rating



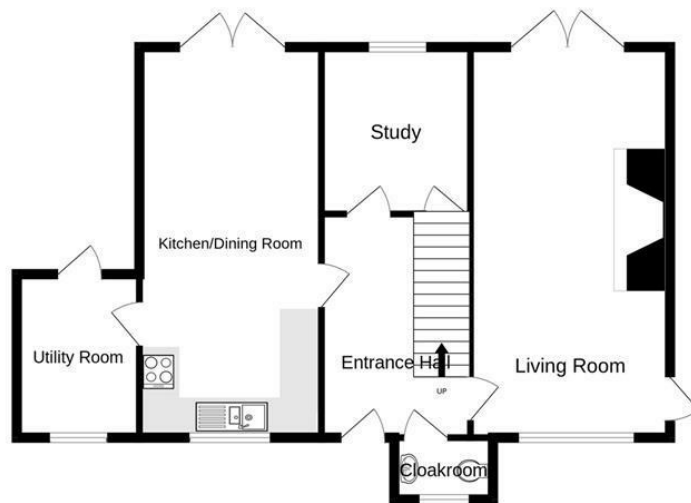
Environmental Impact (CO₂) Rating



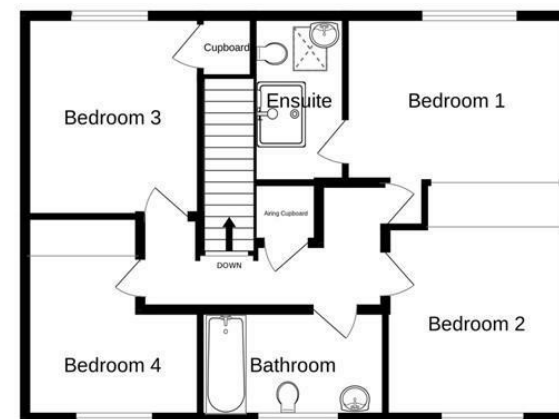
ANNEX
573 sq.ft. (53.3 sq.m.) approx.



GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 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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