



WentWorth  
Estate Agents

## 10 Hibbs Close, Marshfield, Wiltshire, SN14 8LN

- Detached Family Home • Four Bedrooms with Master En Suite • Living Room • Open Plan Kitchen Diner • Second Reception Room • Integral Single Garage • South Facing Rear Garden • Driveway Parking • EPC Rating - D

**Offers in excess of £600,000**

### Location

The village of Marshfield is approx. 8 miles north of Bath and is very popular due to its thriving community and its great position. Offering easy access to both Bath and Bristol as well as the M4 motorway. The High Street is made up predominantly of period homes as well as a central store, post office, butchers, tearoom, newsagents, and interior shop. There is a choice of public houses, a well-regarded primary school, church, and doctor's surgery.

### Internal Description

Entering the property you are greeted with a spacious entrance hallway which all accommodation leads from. The single garage can be accessed from here and houses the wall mounted boiler as well as plumbing for a washing machine and dryer. A cloakroom sits opposite with stairs to the first floor. The first reception room, currently being used as a study overlooks the front elevation. Should a study not be required it could also double up as a snug/tv room or further bedroom. To the rear is the bright south facing living room with patio doors to the garden. A feature gas fireplace is the focal point but can be opened up to install a lovely wood burner if desired. Leading through is the open plan kitchen dining space. Well appointed with both wall and base units with laminate worktops. A four ring gas 'Rangemaster' sits under an extractor fan and a double oven. There is an inset sink unit with mixer tap and plumbing for a dishwasher. The tall style fridge freezer is surrounded by further useful storage. The dining space is generous with room for a good sized table. A further set of patio doors lead out to the garden.

To the first floor are four double bedrooms and a family bathroom. The loft can be accessed from the carpeted landing and houses the water tank as well as being useful storage. The master, to the front, has two windows letting in plenty of light. It benefits from both built in wardrobes as well as an en suite shower room. Bedroom two and four are both to the rear with laminate flooring and lovely southerly aspects over the garden. Bedroom three sits to the front and again has useful built in storage. Completing the first floor is the modern family bathroom. Fully tiled it comprises of a shower over bath, WC, pedestal sink and chrome towel rail

### External Description

To the front you have off street parking for several cars. Bound by fencing and mature shrubs and trees, there is also useful gated side access to the rear garden on both sides. Accessed via the living room and dining area, the south facing rear garden benefits from sunshine all day long. Mature flowerbeds border a level lawn with a patio ideal for alfresco dining. A wooden shed sits in the corner, ideal for garden storage.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Notes

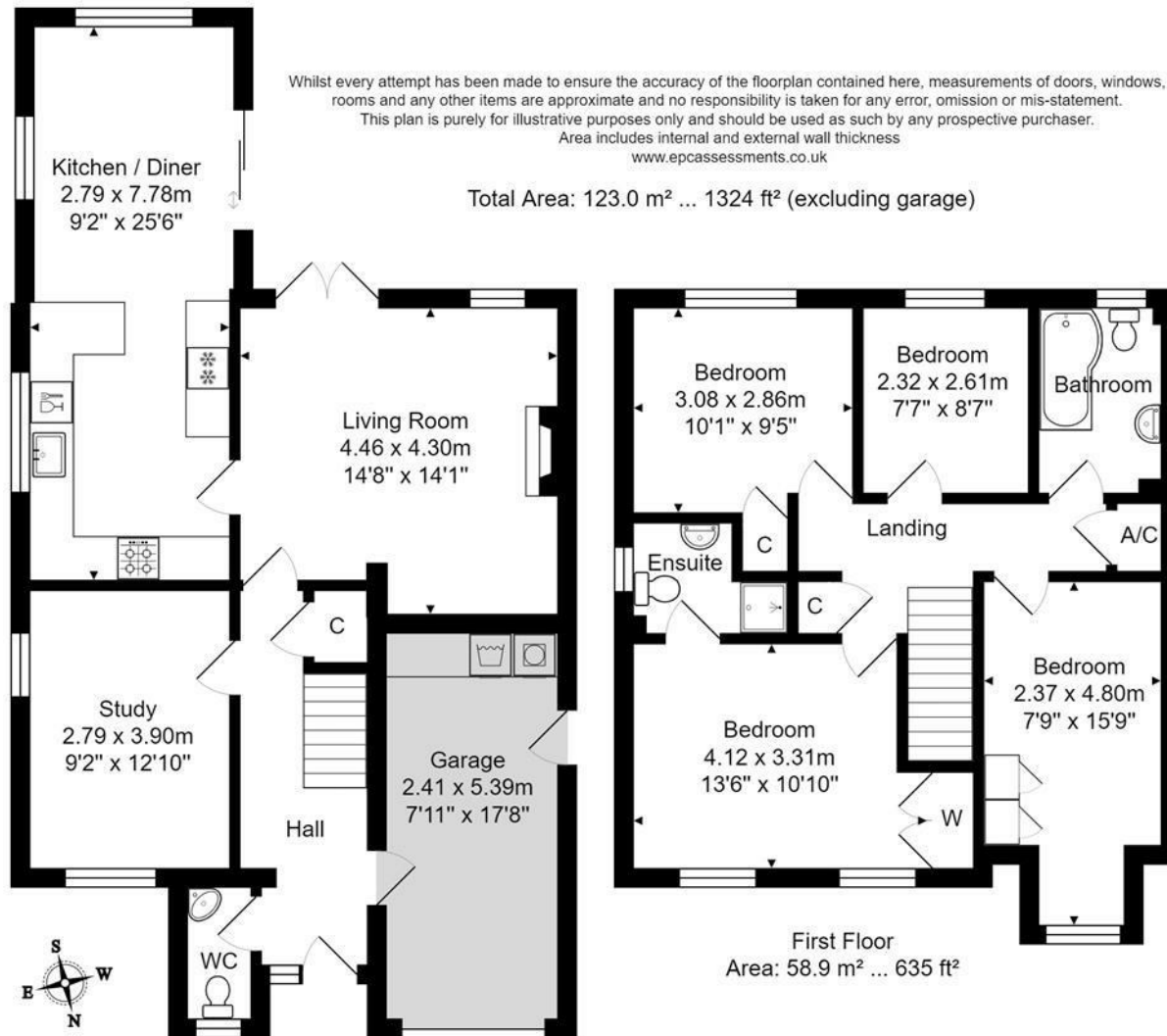
Tenure - Freehold  
Council Tax Band - E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .



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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk

Total Area: 123.0 m<sup>2</sup> ... 1324 ft<sup>2</sup> (excluding garage)



Ground Floor  
Area: 64.1 m<sup>2</sup> ... 689 ft<sup>2</sup>

First Floor  
Area: 58.9 m<sup>2</sup> ... 635 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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