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📍 5 Blacksmith Close, Yatton Keynell, Chippenham, Wiltshire,
SN14 7FB

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🔗 Offers In Excess Of £325,000

A modern, well presented, three bedroom, two reception room, two bathroom, semi detached house with an easily maintainable garden, garage and driveway parking, which is situated in the heart of this sought after village, within walking distance of a primary school, shop and public house.

- Modern, Three Storey, Semi Detached House
- Three Bedrooms
- Sitting Room & Conservatory
- Kitchen/Dining Room
- Bathroom & En Suite Shower Room
- Well Presented Throughout
- UPVC Double Glazing
- Easily Maintainable Gardens
- Garage & Driveway Parking
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating C



A modern, well presented, semi detached house with an easily maintainable garden, garage and driveway parking, which is situated in the heart of this sought after village, within walking distance of a primary school, shop and public house.

The property offers accommodation over three floors comprising; entrance hall with cloakroom off, sitting room with double doors through to a conservatory with French doors opening onto the garden, kitchen/dining room with modern units and granite worktops, two bedrooms and a bathroom with white suite on the first floor and a spacious bedroom with en suite shower room and built in cupboard on the second floor.

Externally there is a small garden to the front which is partially enclosed by stone walling and to the rear there is an easily maintainable, well enclosed garden with level lawn and gravelled seating area. Gated access to the rear leading to a single garage with up and over door to front. Driveway parking in front for one vehicle.

Situation

The village of Yatton Keynell boasts an excellent range of amenities including a primary school, doctor's surgery, public house, shop/post office, church and village hall. There is also a regular bus service which gives access to nearby Chippenham and other local villages and towns. A more comprehensive range of amenities can be found in nearby Chippenham including mainline railway station (London-Paddington). The village offers excellent motor commuting with good access to the A420 and the M4 motorway at Junction 17 and 18 thus offering motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band; D

EPC Rating; C

Freehold

Mains electricity, water and drainage

Electric heating

Solar hot water system



Blacksmith Close, Yatton Keynell, Chippenham, SN14

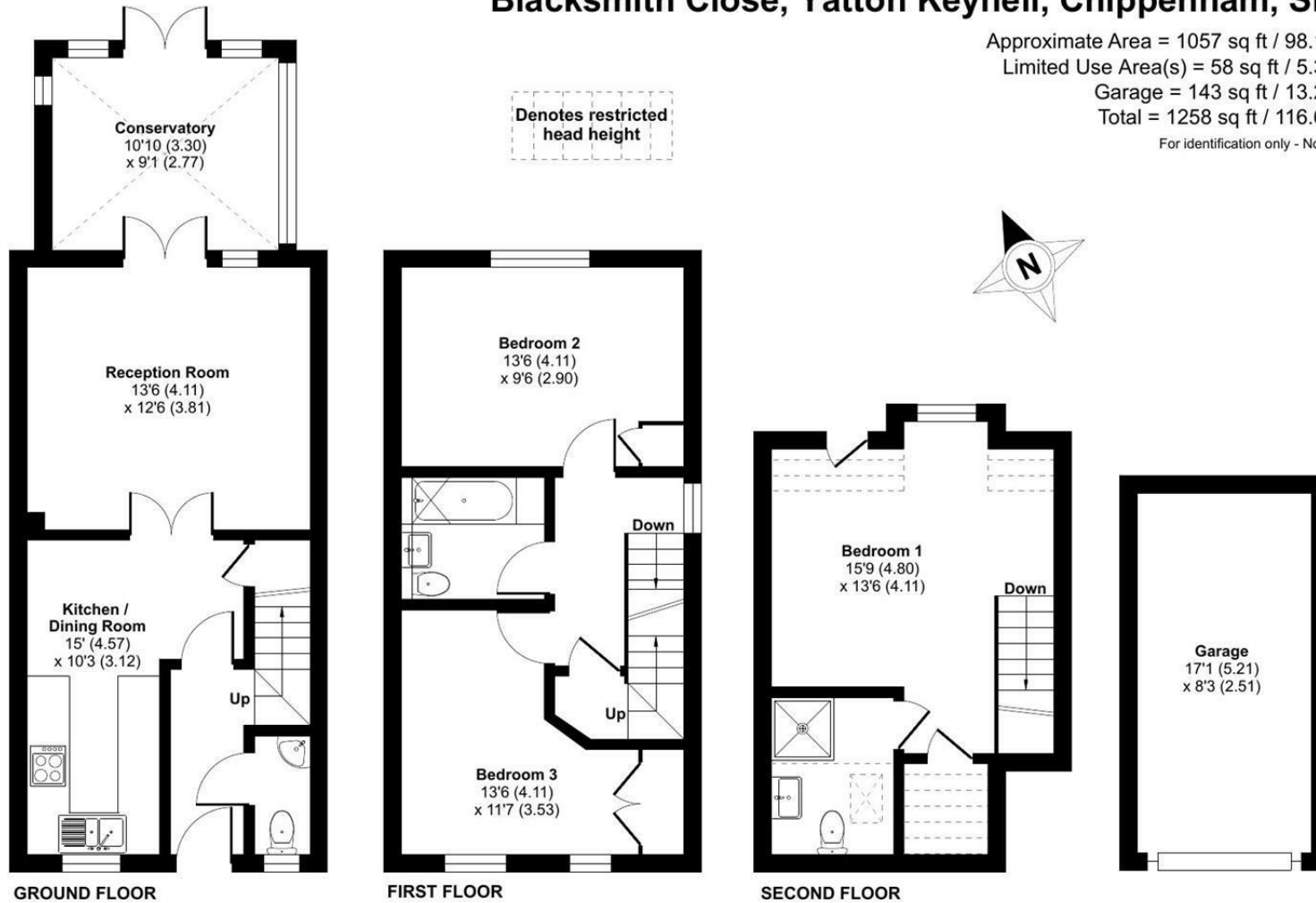
Approximate Area = 1057 sq ft / 98.1 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1258 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Strakers. REF: 1123232

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