





📍 39 Martins Croft, Colerne, Chippenham, Wiltshire, SN14 8DT

🏠 Price Guide £335,000

Sold with no onward chain this was a very loved 3 bedroom semi detached family home. Backing onto an attractive Copse, located in a cul de sac and sold with no onward chain this will make a wonderful home for the right buyer.

- 3 Bedrooms
- Semi Detached Family Home
- Two Reception Rooms
- Conservatory
- Cul De Sac Location
- Backing Onto A Small Copse
- Single Garage And Parking For One Car
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D





Sold with no onward chain this was a very loved 3 bedroom semi detached family home. Backing onto an attractive Copse, located in a cul de sac and sold with no onward chain this will make a wonderful home for the right buyer. The property has an external porch with a further door to the main hallway. From here, stairs rise to the first floor with doors to the kitchen and dining room. The dining room has a window to the front and double doorway to the living room. Here there is a stone fireplace with a log burner and French doors to the conservatory which runs most of the width of the property and is double glazed with a dwarf wall and French doors leading to the garden and further door to the kitchen. There is a range of fitted wall and base units, built in cooker, separate hob, extractor hood and built in dishwasher. Off the first floor landing is a window to the side, loft access and doors to all the upstairs rooms. The main bedroom has a window to the front, the second is to the rear with a useful storage cupboard with hanging and shelving space and the third bedroom also to the front having an over stairs cupboard. The fitted white bathroom suite completes the upstairs. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally there are gardens front and rear. The front is open plan and laid mainly to lawn with a driveway laid to stone chippings which will accommodate family sized and runs to the single garage. The rear garden is well maintained, private and enclosed. There is a patio, lawn and path leading to the gardens end. It is beautifully presented and backs onto a wonderfully peaceful Copse. To the side is metal shed and pergola and door to the garage which has power and light, an up and over door, W.C and wall mounted sink.

#### **Situation**

Colerne is only approximately 7 miles away from the world heritage city of Bath. There are good road links with the M4 nearby, as well as train stations at Bath or Chippenham with direct links to London. It is nestled into the countryside with a fantastic selection of walks and tranquil views to enjoy. Colerne is in easy reach with two pubs serving excellent food, a local shop, newsagent, a hairdresser, cosy cafe, a lovely church, and a Post Office. The village has a fantastic sense of community and is extremely welcoming. There are numerous events throughout the year and live music on most weekends. The local playgroup and then to the village primary school are well regarded, there is also good secondary school and excellent bus links to Bath and Chippenham. The village also has a football, Doctors surgery and rugby club with mini sections for kids, there is a children's play park and a friendly mum and baby group.

#### **Property information**

Mains Services

Council Tax Band: A

E.P.C Rating: D

Freehold

Gas Central Heating



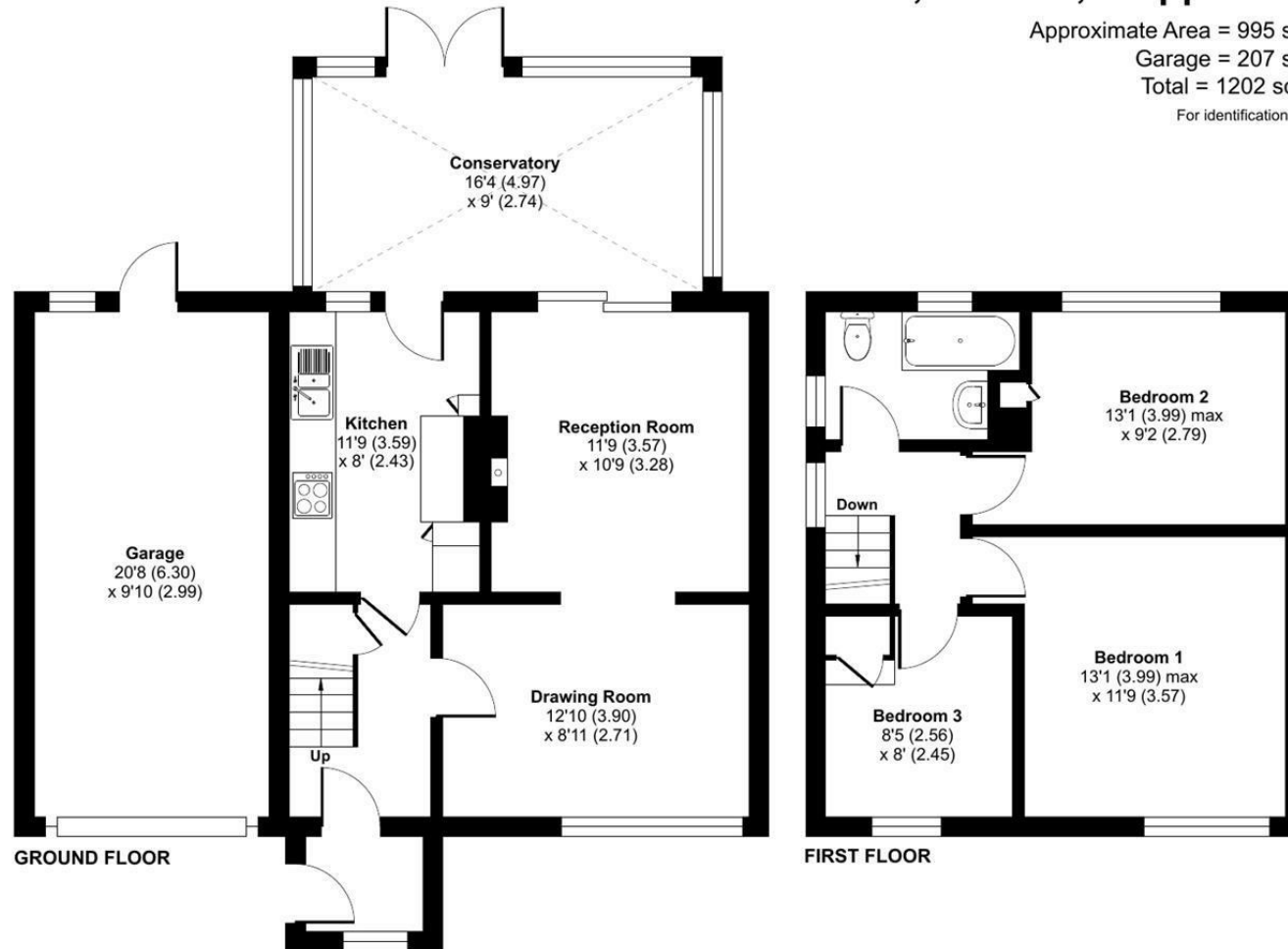
## Martins Croft, Colerne, Chippenham, SN14

Approximate Area = 995 sq ft / 92.4 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1276571

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