



**Redhill Close, Derry Hill**  
**£450,000**



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NO ONWARD CHAIN & VACANT POSSESSION! This detached home is placed close to the Heart of Derry Hill Village and offers excellent ground floor living space. The accommodation offers three first floor double bedrooms that are complemented by a family bathroom and an en-suite to the master bedroom. The ground floor gives you a living room, a separate dining room, fitted dining kitchen, hall and a conservatory. There is the bonus of an office/fourth double bedroom (annex opportunity). The rear garden is enclosed and enjoys the backdrop of sky and parkland tree tops. There is gas central heating, double glazing and the bonus of a garage with drive parking.

The village of Derry Hill has all the things associated with village life. There is a local hostelry, restaurant, post office shop, primary school, village hall and local church. The great bonus is that Historic Bowood House is placed here with golf course, beautiful grounds, restaurants and hotel with spa.



## LOCATION

The village of Derry Hill has all the things associated with village life. There is a local hostelry, restaurant, post office shop, primary school, village hall and local church. The great bonus is that Historic Bowood House is placed here with golf course, beautiful grounds, restaurants and hotel with spa. Bowood House is also famous for the 'Discovery of Oxygen'. The home is placed in a cul-de-sac location and backs onto the parkland of Petty Acre.

Countryside is on the door step offering idyllic country walks.

## ACCESS & AREAS CLOSE BY

Placed just off the A4 the village it is well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. To the east is Calne, Royal Wootton Bassett, Marlborough and the M4 east to London. The A4 east also leads to Historic Avebury and Cherhill White Horse. Routes south take you to Devizes, Caen Hill Locks, Salisbury and the coast. There is a regular bus service that connects Chippenham to Swindon train stations (around every 20 minutes at peak times). Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish.

## THE HOME

Outlined in a little more detail as follows;

### ENTRANCE HALL

The hall has room for display furniture and access to the living room

### LIVING ROOM

19'4 x 13'6

Generous in size the room can happily accommodate a number of large sofas and extra furniture. Double doors open to the dining/family room and there is access to the dining kitchen, bedroom four/office plus conservatory. Stairs rise to the first floor and there is under stairs storage,

### DINING/FAMILY ROOM

11'2 x 7'7

A window looks out to the front. The double door access from the living room make perfect for interaction. There is room for a dining table, chairs or alternatively sofas. A window looks out to the front.

### BEDROOM FOUR/OFFICE

10'8 x 8'6

This room can offer a number of different roles within the home. Ideal as a guest bedroom. Alternatively perfect for home office/study/hobby room. A window looks out to the front.

### CONSERVATORY

12'9 x 7'

Windows look out over the rear garden. French doors open onto the garden and expand living/entertaining space in fine weather. There is the pleasing backdrop of sky and parkland tree tops. The closeness to the kitchen means it offers an alternative dining space.

### DINING KITCHEN

15' x 8'3

A window views out over the rear garden and parkland treetops

beyond. There is a selection of fitted wall and floor cabinets with under cabinet lighting and work tops. Inset gas hob, contemporary chimney hood and a double electric oven. Integrated fridge freezer. Space has been allowed for a washing machine and a dish washer. Inset double sink and drainer. Tile finishes.

There is a fitted bar that offers bar stool dining or breakfasts.

### FIRST FLOOR LANDING

Doors give access to the bedrooms and to the main bathroom.

### MASTER BEDROOM

13'7 x 8'5

A window offers a view out to the front. There is room for a large double bed and extra furniture.

### MASTER EN-SUITE

The suite offers a shower cubicle, wash basin and a water closet.

### BEDROOM TWO

19'3 x 8'

The room offers natural sleeping and dressing areas that are divided by the feature of an arch. There is room for a large double bed and extra furniture to complement.

### BEDROOM THREE

10'7 x 9'9

Another double room in size. This room has a wonderful view out over parkland at the rear of the home. There is room for a double bed and further furniture. This room would also make a very nice study/office.

### FAMILY BATHROOM

8'1 x 6'

The suite offers a water closet, pedestal wash basin and a panel enclosed bath with screen plus shower over. Window with privacy glass and a towel rail radiator.

### ATTACHED GARAGE

17'2 x 8'3

Up and over door access to the front from the drive.

### FRONT DRIVE & GARDEN

A wide tarmac drive leads to the garage and front access door. A side gate opens to a path to the rear garden.

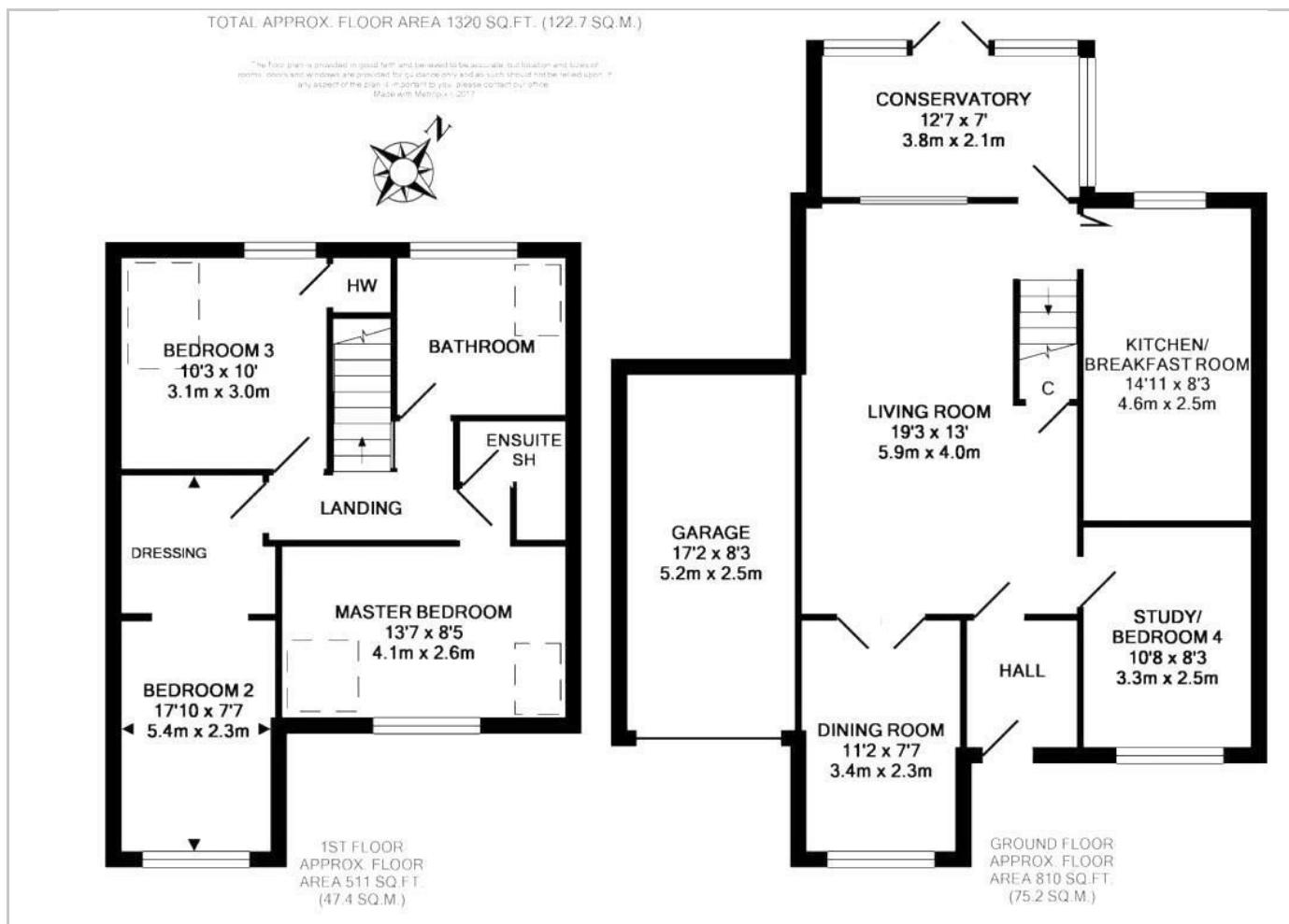
The garden area offers a flat lawn and hedging on the front boundary.

### ENCLOSED REAR GARDEN

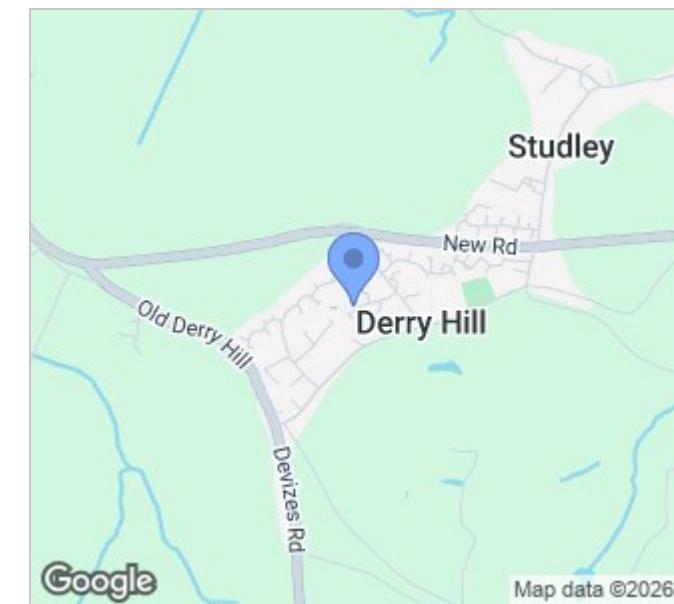
Completely enclosed and with the backdrop of sky and parkland tree tops. Adjacent to the conservatory is a generous patio area that offers a great space for outside dining and entertaining. There is a flat lawn for lounging and there are shaped flower beds with mature planting.



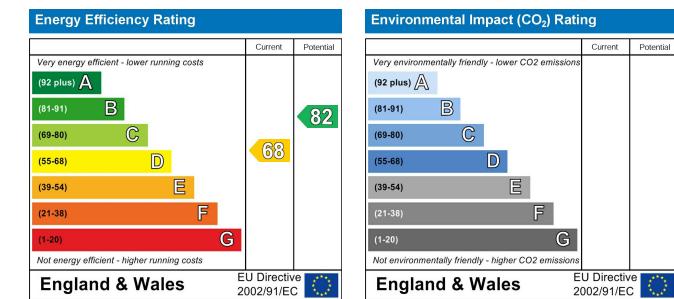
## Floor Plans



## Area Map



## Energy Performance Graph



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