



# 18 Gardners Drive, Hullavington, SN14 6EL

GOODMAN WARREN BECK

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Price Guide £565,000

A modern well presented four bedroom detached house ideally situated down a private drive with just one other property within a quiet cul-de-sac in this sought after village. The ground floor accommodation offers a reception hall, dual aspect sitting room with feature fireplace and sliding patio doors to the garden, open plan kitchen/dining room with a range of fitted units, built-in oven and hob and integrated dishwasher, separate study and a cloakroom. The first floor has a good size master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms and a bathroom with a white suite. Other benefits include uPVC double glazing and oil fired central heating. To the front is a lawned garden, driveway leading to a double garage and further parking area beyond the garage. To the rear is an enclosed garden laid mainly to lawn enjoying a southerly aspect.

## Situation

The village has a thriving community and a good number of amenities including a post office/general store, garage, primary school and church. More comprehensive facilities can be found in the nearby towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, with Junction 17 of the M4 being only three miles south. Trains from Chippenham (7 miles) and Kemble (8 miles) link with London, Paddington.

## Accommodation Comprises

### Canopied Porch

uPVC double glazed entrance door to:

### Reception Hall

Two uPVC double glazed windows to front. Stairs to first floor. Radiator. Telephone point. Coving. Doors to:

### Cloakroom

Obscure uPVC double glazed window to side. Radiator. Pedestal wash basin with tiled splash back. Close couple WC. Wood laminate flooring.

### Sitting Room

uPVC double glazed bow window to front. uPVC double glazed sliding patio doors to rear. Two radiators. Feature fireplace with marble inset and hearth. Coving. Television point.

### Study

uPVC double glazed window to front. Radiator. Coving.

### Kitchen/Dining Room

Two uPVC double glazed windows to rear. uPVC double glazed door to side.

Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in electric double oven and hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Space and plumbing for automatic washing machine. Further appliance space. Wood laminate flooring. Coving.

### First Floor Landing

uPVC double glazed window to front. Radiator. Access to roof space. Cupboard with radiator. Doors to:

### Master Bedroom

uPVC double glazed window to rear. Radiator. built-in double and single wardrobe. Door to:

### En-Suite Shower Room

Obscure Upvc double glazed window to side. Chrome ladder radiator. Shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to half height. Tiled floor. Shaver point.

### Bedroom Two

Upvc double glazed window to rear. Radiator. Built-in double wardrobe.

### Bedroom Three

Upvc double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom Four

Upvc double glazed window to front. Radiator.

### Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to half height. Tiled floor. Shaver point.

## Outside

### Front Garden

Gravelled parking area for c3 vehicles to the rear of the double garage. Private driveway shared with the neighbouring property leading through to a parking area and giving access to the double garage. Lawned front garden with shrubs and path to front door and gated side access. Oil tank.

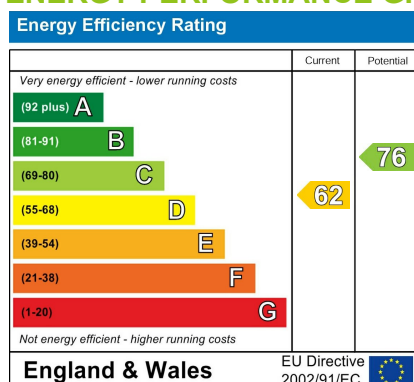
### Rear Garden

Fully enclosed and enjoying a southerly aspect. Laid mainly to lawn with patio area and shrub borders. Outside tap. External oil fired boiler.

## Directions

From Chippenham take the A350 to M4 J.17. Proceed straight over towards Malmesbury and after c.2 miles turn left at the roundabout signposted to Hullavington. Continue over the next mini roundabout and after c. 1/2 mile turn left into the village. Proceed all the way through the village and Gardners Drive is the last turning on the left hand side.

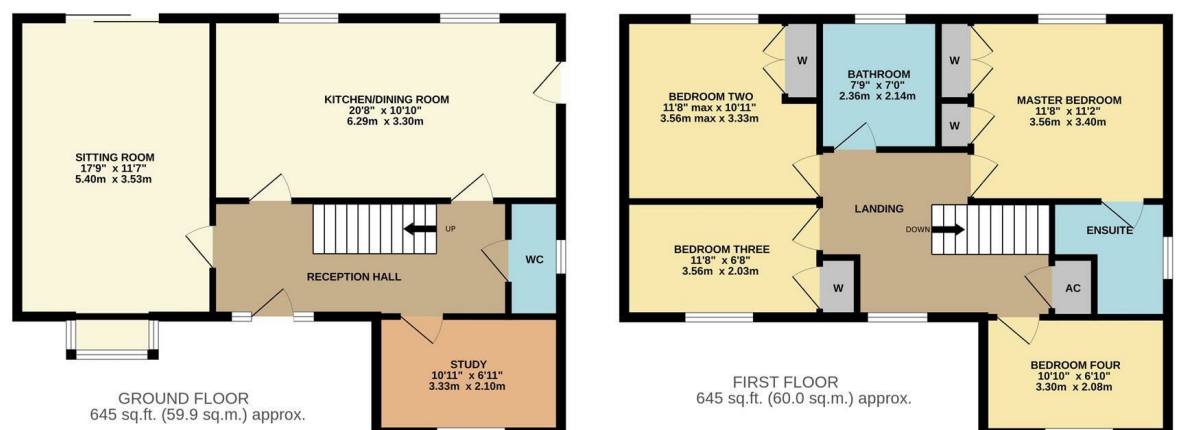
## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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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