



17 The Close, Kington St Michael, SN14 6LE

NO ONWARD CHAIN! An extended and well presented three bedroom semi detached house ideally situated in a small, quiet cul-de-sac within this most sought after village. The accommodation offers a useful entrance porch, good size sitting room, kitchen/breakfast room with a range of fitted units and built-in oven and hob, separate dining room with French doors to the garden, two double bedrooms, third bedroom and a modern bathroom with a white suite and over bath shower. Other benefits include double glazing and gas central heating via a replacement Worcester boiler. To the front is a block paved driveway providing ample off road parking and to the rear is a good size mature garden enjoying a good degree of privacy.

Situation

The property is ideally situated in a quiet cul-de-sac in this delightful sought after village with primary school and public house just c.2 miles from M4 J.17 and within c.2 miles of Chippenham with its extensive amenities and mainline rail station. J.17 provides swift commuting to the larger centres of Swindon, Bath and Bristol.

Accommodation Comprising:

uPVC entrance door with obscure double glazed side panel to:

Entrance Porch

Solid wood flooring. Built-in cupboard. Door to:

Sitting Room

Double glazed window to front. Solid wood flooring. Stairs to first floor. Door to:

Kitchen/Breakfast Room

Two double glazed windows to rear. Obscure double glazed door to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surface with tiled splash backs and inset black glass sink unit. Built-in stainless steel gas hob and electric oven with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Replacement wall mounted gas fired boiler. Tiled floor. Spotlights. Door to:

Dining Room

Double glazed French doors to rear. Radiator. Two wall light points. Door to garage.

First Floor Landing

Doors To:

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome filler, separate shower over with shower screen. Wall hung wash basin. Close coupled WC with concealed cistern. Spotlights.

Outside

Front Garden

Extensive block paved driveway providing ample off road parking. Laid to lawn. Side access to rear garden.

Garage

Up and over door. Power and light. Personal door to rear.

Rear Garden

Enjoying a good degree of privacy. Mainly laid to lawn with tree and shrub borders. Enclosed by timber fencing with gated sides

Directions

Take the A429 from Chippenham along the dual carriageway towards the M4

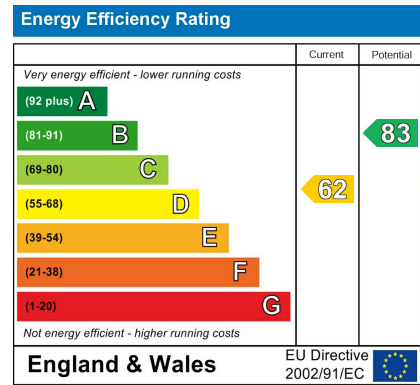
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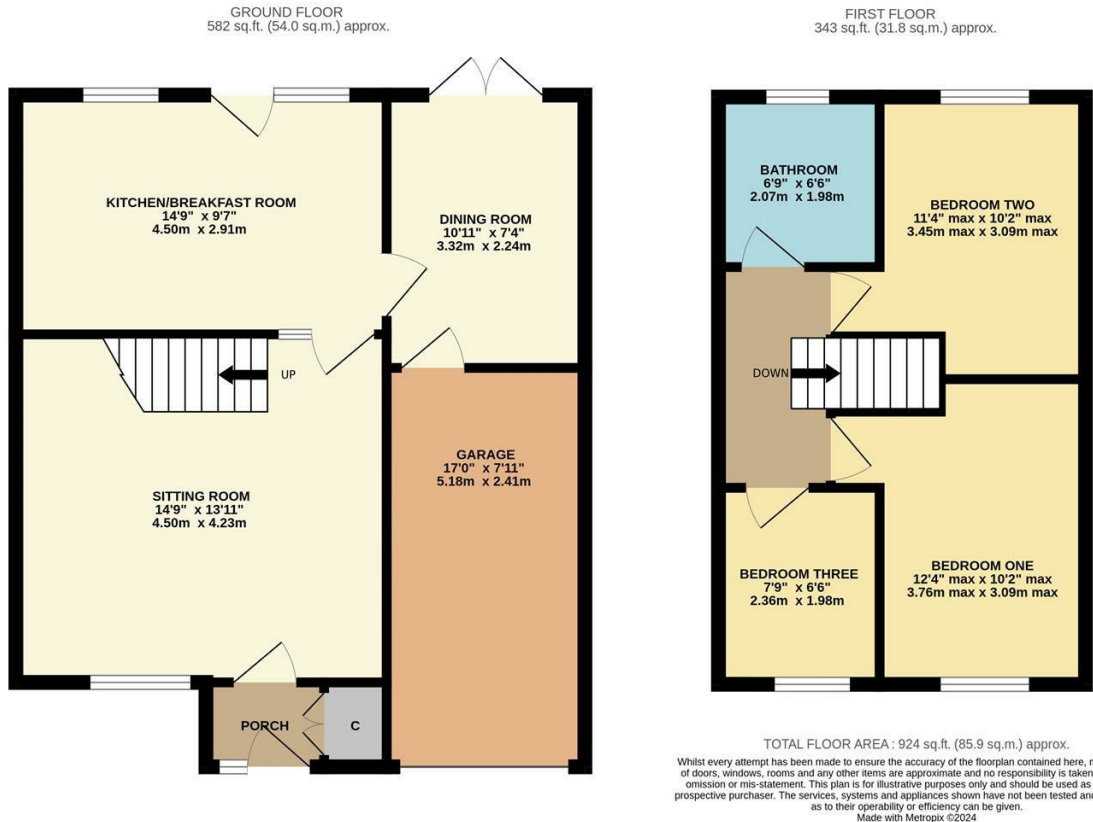
J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. Proceed to the far end of the village where The Close will be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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