



Willow Cottage Nettleton Road
Burton, Chippenham

GOODMAN WARREN BECK

Willow Cottage, Nettleton Road, Burton, SN14 7LR

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64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

Price Guide £575,000

A beautifully maintained modern four bedroom detached house ideally situated in this desirable village with a generous plot, double timber framed car port and offered for sale with NO ONWARD CHAIN! Presented in show home condition throughout the ground floor accommodation centres around an impressive triple aspect open plan kitchen/dining/family room with a range of high gloss units and integrated appliances, this is complimented by a separate sitting room, welcoming reception hall, cloakroom and utility room. The first floor boasts a master bedroom with built-in wardrobes and a well appointed en-suite shower, three further bedrooms all with built-in wardrobes and a family bathroom. Other benefits include uPVC double glazing and gas central heating. The lawned gardens extend to the side and rear of the property with gated access to the double car port and a further area of garden beyond.

Situation

The village community in Burton is based around the beautiful Grade I Listed 13th Century Church of St Mary, situated on a hill above the village and also the popular 'The Old House at Home' pub/restaurant. In recent years the highly regarded Burton Farm Shop and Kitchen has opened just two doors away. The surrounding countryside offers opportunities for walking, cycling or horse riding. The historic City of Bath is just c.15 miles distant and the renowned picturesque village of Castle Combe is c.8 miles distant. Travelling is convenient with good access to junctions 17 & 18 of the M4, rail links for London and the West Country at Chippenham and Bath and Bristol Airport within c.30 miles. Secondary education is covered by state schooling at Hardenhuish and Sheldon Schools and private schooling at Grittleton, Bath & Westonbirt.

Accommodation Comprising:

Canopied Porch

Entrance door to:

Reception Hall

Radiator. Stairs to first floor with cupboard under. Tiled floor with fitted doormat. Alarm control panel. Doors to:

Cloakroom

Radiator. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to half height. Tiled floor. Extractor.

Sitting Room

uPVC double glazed window to front. Two radiators.

Kitchen/Dining/Family Room

uPVC double glazed window to front and rear. uPVC double glazed French doors to rear. Three radiators. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with matching upstands and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in five ring

stainless steel gas hob with stainless steel splashbacks and extractor over. Integrated Smeg dishwasher. Built-in Smeg eye level double oven. Integrated fridge/freezer. Tiled flooring throughout. Door to:

Utility Room

Door to rear. Radiator. Storage cupboard. Range of high gloss cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with cupboard upstands and inset single bowl single drainer stainless steel sink unit. Integrated washing machine. tiled floor. Extractor.

First Floor Landing

Access to roof space. Radiator. Cupboard housing hot water tank. Doors to:

Master Bedroom

uPVC double glazed window to front. Radiator. Two built-in double wardrobes. Door to:

En-Suite Shower Room

Obscure uPVC double glazed window to front. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Extractor. Light and shaver point.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and separate shower over and screen. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Light and shaver point. Extractor.

Outside

Front Garden

Path to front door. Enclosed by railings.

Side & Rear Garden

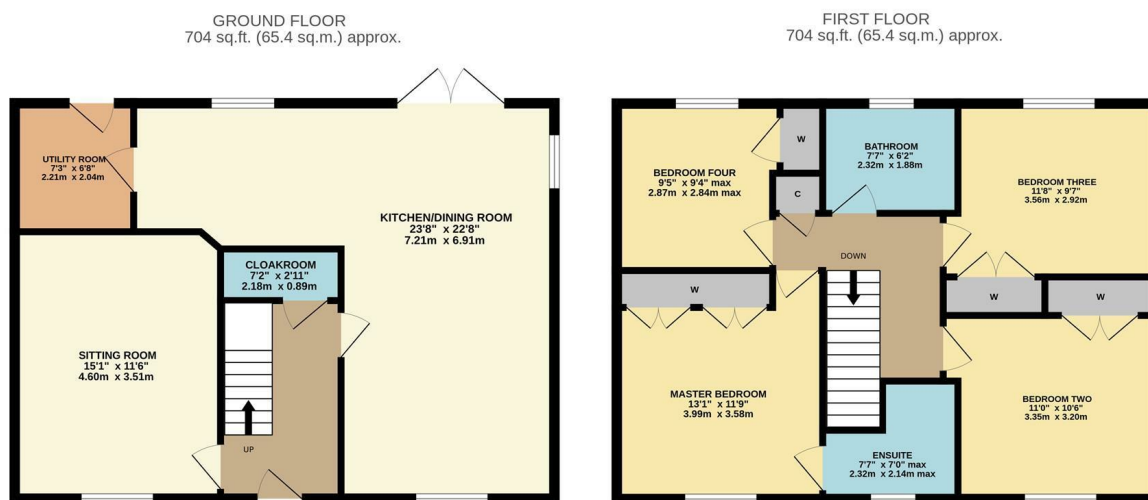
A generous plot to the side and rear enjoying a good degree of privacy. Paved seating area leading to lawn beyond. Further area of lawned garden beyond the car port enclosed by fencing and mature hedging.

Double Carport

Timber framed car port providing off road parking for two vehicles.

Directions

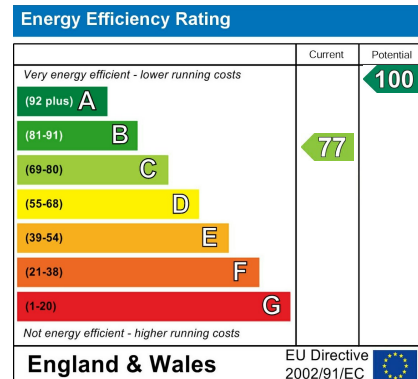
From Chippenham take the A420 out of town. After c.2 miles bear right towards Yatton Keynell and continue along this road for c.5 miles passing through Yatton Keynell, Upper Castle Combe and The Gibb. Upon reaching Burton, turn left on to Nettleton Road. The property will then be found on the right hand side a little way up the hill. To access to the parking and car port. Take the turning on the right just past the property and then take the first right into the cul de-sac.



TOTAL FLOOR AREA : 1408sq.ft. (130.8 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

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