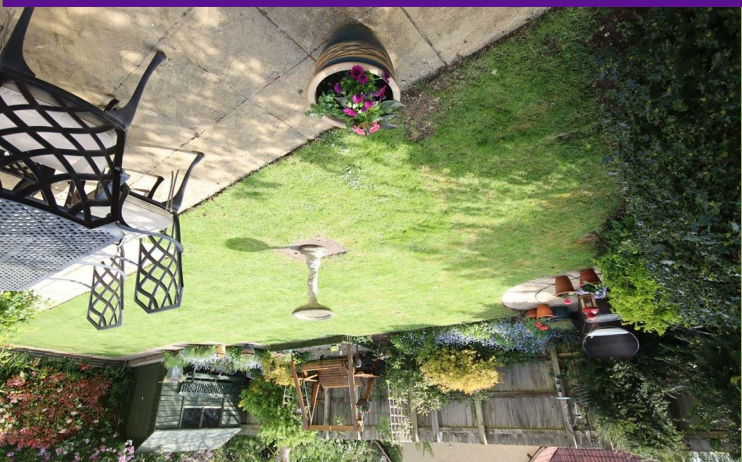




1 Bell Piece, Sutton Benger, SN15 4SL

A beautifully maintained and well presented four bedroom detached house pleasantly situated in a small cul-de-sac of similar properties within this highly regarded village. The accommodation on the ground floor offers a useful entrance porch opening into a spacious reception hall with guest cloakroom, a good size dual aspect sitting room with attractive fireplace and French doors to the garden, a quality refitted kitchen/dining room with a range of fitted units, utility room and conservatory enjoying views of the garden. The first floor boasts a master bedroom with fitted wardrobes and an en-suite shower room, second bedroom with fitted wardrobes, two further bedroom and a modern well appointed family bathroom. Other benefits include uPVC double glazing and gas central. To the front is a generous area of lawn with shrubs and double width block paved driveway providing ample off road parking leading to the garage. To the rear is a well tended west facing garden with patio area, lawn and well stocked flower and shrub beds and borders and mature trees.

Situation

Sutton Benger is a thriving and sought-after North Wiltshire village, very well-located for road networks to London and the South West. Sutton Benger has a range of amenities to include a pub, the very popular La Flambe restaurant, preschool & primary school, doctors surgery, a village hall and an award winning beauty salon. The village has access to beautiful country walks - <https://bengertrails.co.uk>.

The nearby market town of Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, secondary schooling, town centre with independent and chain retailers, leisure centre and out of town shopping, as well as a range of other amenities. The picturesque town of Malmesbury is approximately 15 minutes drive away and offers a bustling High Street with a mix of independent and chain retailers, highly regarded schooling and a leisure centre.

Accommodation Comprising

uPVC double glazed entrance door to:

Entrance Porch

Double glazed window to front and side. Wood laminate flooring. Glazed door to:

Reception Hall

Two double glazed windows to front. Stairs to first floor. Radiator. Dado rail. Doors to:

Cloakroom

Obscure double glazed window to side. Radiator. Wash basin. Close coupled WC with concealed cistern. Tiled to half height.

Sitting Room

Double glazed window to front. Double glazed French doors to rear. Two radiators. Feature coal effect gas stove with marble surround and hearth. Coving. Dado rail. Door to:

Kitchen/Dining Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards and under unit lighting. Work surfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with splashback and stainless steel extractor over. Built-in eye level double oven. Spotlights. Door to Utility Room. Double glazed French doors to:

Conservatory

Double glazed with French doors to garden. Electric panel heater. Wood laminate flooring.

Garage

Roller door. Power and light. Window to side. Personal door to rear.

Rear Garden

Fully enclosed west facing rear garden. Beautifully tended and well stocked with a wide range of well stocked flower and shrub beds and borders with mature trees. Patio area with lawn beyond. Feature circular paved seating area. Garden shed. Path to gated side access. Outside tap.

Directions

Take the B4069 from Chippenham towards Wootton Bassett. After c.5 miles, on entering Sutton Benger take the right turn into Sutton Lane. Take the first right into Chestnut Road then take the last turning on the left into Bell Piece. The property will then be found immediately on the left hand side.

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Utility Room

Double glazed window to rear. Obscure double glazed window to side. Radiator. Worksurfaces with upstands, cupboard base unit and wall mounted cupboards. Space and plumbing for dishwasher and washing machine. Space for tumble drier under. Space for fridge/freezer. Boiler for central heating and hot water.

First Floor Landing

Three double glazed windows to front. Radiator. Dado rail. Cupboard housing hot water tank. Access to roof space. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Fitted wardrobes and drawer unit. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Light and shaver point.

Bedroom Two

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom Four

Double glazed window to front. Radiator.

Bathroom

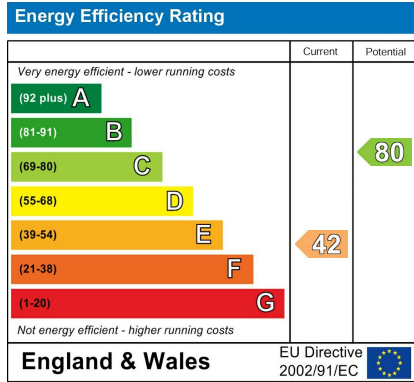
Obscure double glazed window to front. Chrome ladder radiator. Electric towel rail. Panelled bath with chrome mixer tap and shower over. Fitted vanity unit with integral close coupled WC, wash basin with chrome mixer tap, cupboards and drawers. Pelmet with lighting. Tiling to principal areas. Tiled floor. Shaver point.

Outside

Front Garden

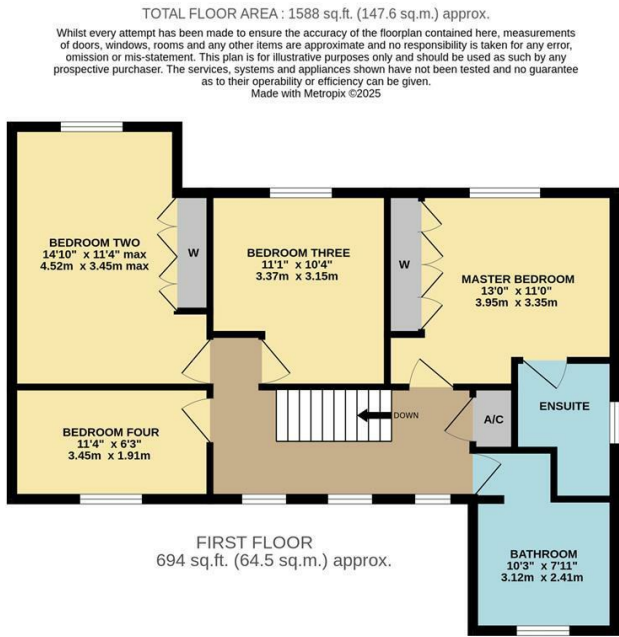
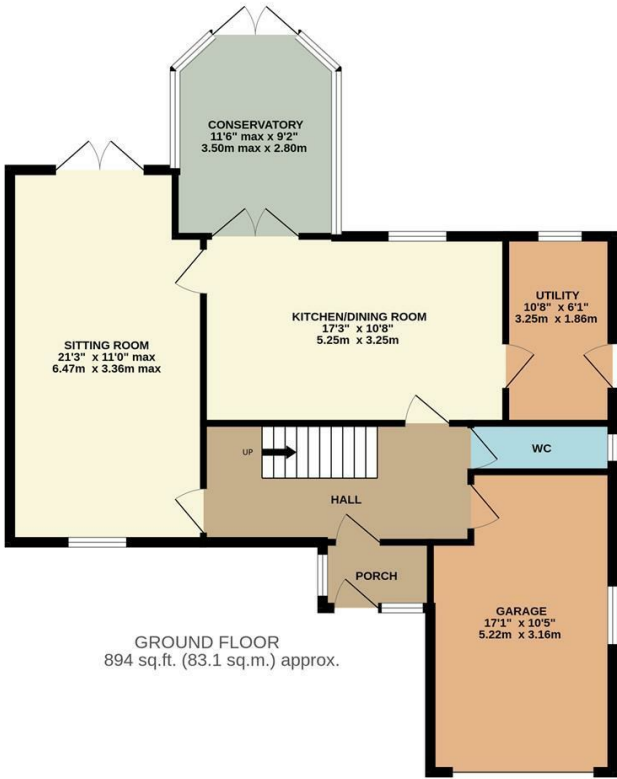
Laid to lawn and planted with mature trees and shrubs. Block paved driveway providing ample off road parking leading to garage. Gated side access to rear garden.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)