



7 Paddock End, Kington St. Michael, SN14 6QL

A delightful modern Mews style three bedroom property pleasantly tucked away in a small peaceful cul-de-sac in the heart of this sought after village with far reaching views to the rear. The property is superbly maintained and presented and offers a welcoming entrance hall, a large 'L' shaped sitting/dining room with French doors to the garden an impressive inglenook fireplace housing a wood burning stove, modern fitted kitchen with built-in oven and hob, three bedrooms and modern well appointed bathroom. Other benefits include gas central heating and replacement uPVC double glazed windows and doors. The property is set in a paved courtyard with small secluded front garden and an allocated parking space leading to the garage with power and light. To the rear is a pleasant enclosed garden enjoying a good degree of privacy.

Situation

Situated within a small quiet cul-de-sac in the heart of the village. The village itself is very sought after with primary school and public house and 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:

Obscure double glazed entrance door to:

Entrance Hall

Double glazed window to front. Radiator. Stairs to first floor. Dado rail. Oak doors to:

Kitchen/Breakfast Room

uPVC double glazed window to front. Radiator. Range of drawer and cupboards base units and wall mounted cupboards. Rolled edge work surfaces incorporating a breakfast bar with tiled splashbacks and inset one in a half bowl stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with stainless steel extractor. Space for fridge/freezer. Space and plumbing for automatic washing machine. Spotlights.

Sitting/ Dining Room

Two uPVC double glazed windows to rear. Wide uPVC double glazed French doors to garden. Two radiators. Large inglenook style fireplace with cast iron wood burning stove set on tiled hearth. Storage cupboard. Dado rail.

Rear Garden

Enjoying a good degree of privacy and an easterly aspect. Fully enclosed by fencing and hedgerow with gated rear access. Patio area with gravel beyond and shrub borders.

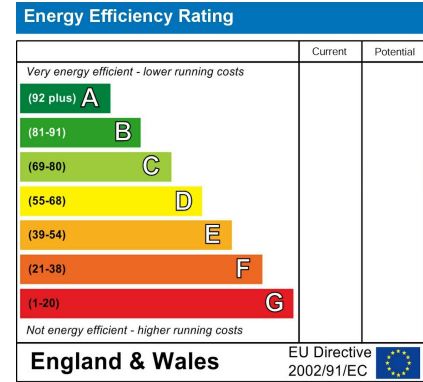
Garage & Parking

Up and over door. Power and light. Eaves storage. Parking space to the front of the garage.

Directions

Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. In the centre of the village, proceed past the village cafe (Folly Row Cafe) will Paddock End will be found shortly afterwards on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £385,000

First Floor Landing

Deep cupboard with shelving housing gas fired combination boiler. Radiator. Access to roof space. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Picture rail. Deep storage cupboard.

Bedroom Two

uPVC double glazed window to rear enjoying far reaching views. Radiator. Picture rail.

Bedroom Three

uPVC double glazed window to rear enjoying far reaching views. Radiator. Picture rail.

Bathroom

Chrome ladder radiator. Panelled bath with chrome mixer tap, shower over, shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Spotlights. Extractor.

Outside

Block paved courtyard with parking space leading to garage.

Front Garden

Secluded area of garden enclosed by hedging and enjoying a westerly aspect. Gravelled with path to front door. Outside tap. Outside light.

