



An attractive and well proportioned modern four bedroom detached family home situated within a private cul-de-sac in this thriving village. The extended accommodation includes; entrance hall, cloakroom, sitting room with bay window, 15' conservatory, dining room with bay window to rear, fitted kitchen with utility room study to the ground floor. The first floor provides; master bedroom with en-suite shower room, three further bedrooms and four piece family bathroom. Externally the property stands in an attractive plot with enclosed gardens of a predominantly southerly aspects to the rear and has the further benefit of a detached double garage with ample parking in front.

Situation - Derry Hill

Derry Hill has grown out of the ancient settlement of Studley which dates back to Roman Times. In the 18th century, there were several small settlements which were originally built to provide houses for the Bowood Estate workers. Today the village offers residents a fantastic setting to call home which includes; a beautiful village church, highly respected primary school, village shop with post office, local Inns and village hall to mention just a few. Excellently positioned for commuters, Chippenhams' train station & motorway junction 17 are within approximately 7 miles, and the larger centres of Swindon, historical City of Bath and Bristol are also within easy commute.

Entrance Hall

With part leaded glazed front door with double glazed side panels to front, carpeted staircase to first floor with storage cupboard under, double radiator, wood effect laminate flooring, doors to sitting room, kitchen, study and cloakroom.

Cloakroom

With upvc double glazed window to side, two piece white suite comprising; close coupled wc and wash hand basin, radiator, laminate flooring to match hallway.

Sitting Room 6.02m into bay x 3.61m (19'9" into bay x 11'10")

With feature upvc double glazed bay window to front, double glazed French doors and matching side panels to rear, door to dining room, two double radiators, stone fireplace with inset living flame gas fire.

Dining Room 3.68m x 2.97m (12'1" x 9'9")

With upvc double glazed bay window to rear, coved ceiling, radiator, door to kitchen and sitting room, laminate flooring.

Conservatory 4.70m x 3.38m (15'5" x 11'1")

With upvc double glazed windows to three sides, upvc double glazed french doors to side, under floor heating, radiator, french doors to sitting room, laminate flooring.

Kitchen / Breakfast Room 3.43m x 2.97m (11'3" x 9'9")

With upvc double glazed window to rear, fitted with a range of wall and base units with concealed under unit lighting, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, water softener & filter, AEG eye level double oven, matching four ring gas hob with extractor over, space for dishwasher, radiator, tiled flooring.

Utility Room

With part glazed door to side, space and plumbing for automatic washing machine, radiator, wall mounted replacement gas boiler, tiled flooring.

Study 2.79m x 2.16m (9'2" x 7'1")

With upvc double glazed window to front, radiator, laminate flooring to match hallway.

Landing

With upvc double glazed window to front, carpeted stairs rising from the entrance hall, built in airing cupboard housing the hot water tank, access to loft space, radiator.

Master Bedroom 4.11m x 3.28m (13'6" x 10'9")

With upvc double glazed window to rear, radiator, built in double wardrobes.

En-Suite Shower Room

With upvc double glazed obscure window to rear, refitted three piece suite comprising; close coupled w/c with concealed cistern, double shower cubicle and pedestal wash hand basin, chrome heated towel rail, extractor fan.

Second Bedroom 3.28m x 3.02m (10'9" x 9'11")

With upvc double glazed window to rear, radiator, carpeted.

Third Bedroom 2.84m x 2.57m (9'4" x 8'5")

With upvc double glazed window to front, radiator, built in wardrobes.

Fourth Bedroom 2.72m x 1.98m (8'11" x 6'6")

With upvc double glazed window to front, radiator.

Family Bathroom

With upvc double glazed obscure window to side, four piece white suite comprising; bath with shower over, close coupled w/c with concealed cistern, wash hand basin and shower cubicle, part tiled, chrome towel rail, tiled flooring.

Front & Rear Gardens

The front garden is laid to lawn with path to front door, gravel area, gated side access to rear garden, mature shrubs and tree. The rear garden benefits from a predominantly southerly aspect, level lawn with patio area, raised decked seating area, flower and shrub borders, gated path to access the front garden and double garage.

Double Garage & Driveway 5.41m x 5.03m (17'9" x 16'6")

The front private shared driveway gives access to a double width tarmac driveway which in turn leads to a detached double garage with twin up and over single doors, pitched tile roof, side personal access door, power and light.

Property Information

Utilities/Services - Mains Electric, Solar (more information below), Water & Drainage, Gas Central Heating

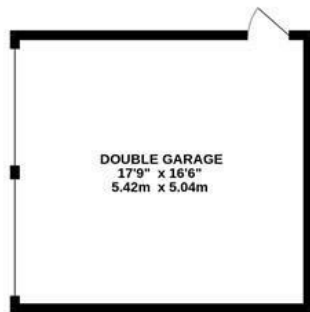
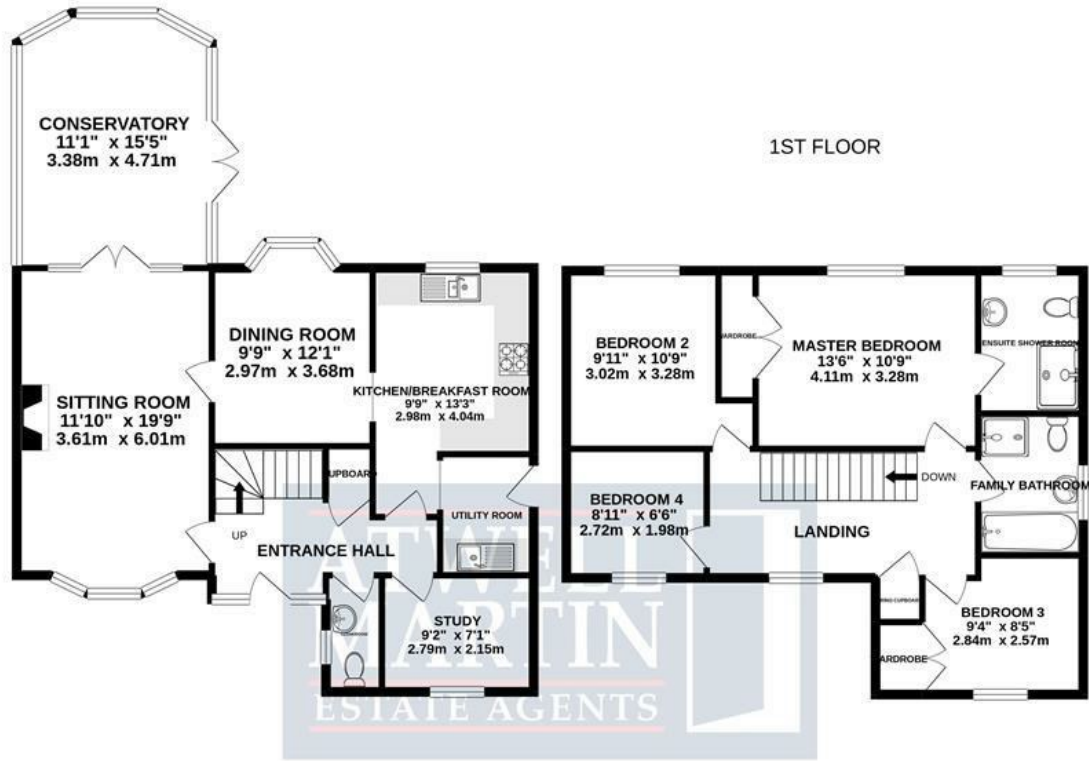
Wiltshire Council Tax - Band F

Tenure - Freehold

Solar Panels







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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	75
England & Wales EU Directive 2002/91/EC		

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