



The Street,

Offers in excess of £410,000



This modern three bedroom detached house is situated in the highly popular village of Hullavington, an ideal location for professional commuters and families. The well appointed accommodation briefly comprises; entrance porch, entrance hall, cloakroom, study, 20' open plan sitting / dining room with log burner and kitchen to the ground floor. The first floor provides; main bedroom with en-suite shower room, two further bedrooms, boiler cupboard and family bathroom. Externally there is Solar panels, off road gravel driveway parking to front, rear garden with patio area and mature plum trees. An internal viewing is highly recommended.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation

Hullavington is a lively community and thriving village with a Primary School, General Store/Post Office and Garage, Parish Church, Village Hall, Micro-brewery, Public House and Coffee Shop. The market town of Malmesbury is located 6 miles away with further facilities and an Ofsted 'Outstanding' secondary school whilst Chippenham is 7 miles away. The village is superbly located for the commuter with Junction 17 of the M4 only a few minutes drive away and Chippenham railway station within 15 minutes, ideal for those commuting to Swindon, Bath and Bristol or further afield.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Porch

Oak construction with tiled canopy, two entrance lights and a smart doorbell system. Cottage style door leading to...

#### Entrance Hall

With cottage style composite double glazed door to front, doors to open plan sitting / dining room, study and cloakroom, radiator, downlights.

#### Cloakroom

Obscured upvc double glazed window to front, concealed low level w/c Vanity hand basin with tiled splash back, radiator.

#### Open Plan Sitting Dining Room 6.12m x 4.32m (20'01" x 14'02")

Dual aspect room with two upvc double glazed windows to side and upvc double glazed French doors with side lights to rear garden. Feature wood burning stove inset to tiled hearth, open plan to kitchen, two radiators, vinyl click flooring.

#### Kitchen 3.18m x 2.13m (10'05" x 7'00")

With upvc double glazed window to rear, open to sitting / dining room, fitted kitchen offering a matching range of handle-less soft close wall and base units, larder units and wine racks. one bowl stainless steel undermount sink, work surfaces; upstands and splashback. Integrated electric double oven and five ring electric induction hob with matching cooker hood over, Integrated dishwasher and washer dryer. Integrated fridge freezer, Downlights and under cabinet lighting.

#### Study 2.46m x 2.11m (8'01" x 6'11")

Dual aspect room with upvc double glazed windows to front and side, radiator, multiple power points.

#### First Floor

##### Landing

With stairs rising from the open plan sitting / dining room, door to airing cupboard housing the "Slim Jim" electric boiler, solar power connections and pressurised hot water cylinder, access to roof void, doors to;

#### Bedroom One 4.19m x 2.84m (13'09" x 9'04")

Dual aspect room with upvc double glazed windows to front and side, radiator, Multiple power points with USB sockets.

#### En Suite Shower Room

With obscured upvc double glazed window to front, fitted

with shower cubicle, Vanty hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, electric heated mirror.

#### Bedroom Two 4.34m x 2.67m (14'03" x 8'09")

Dual aspect room with upvc double glazed windows to rear and side, radiator.

#### Bedroom Three 2.57m x 2.41m (8'05" x 7'11")

With upvc double glazed window to side, radiator.

#### Family Bathroom

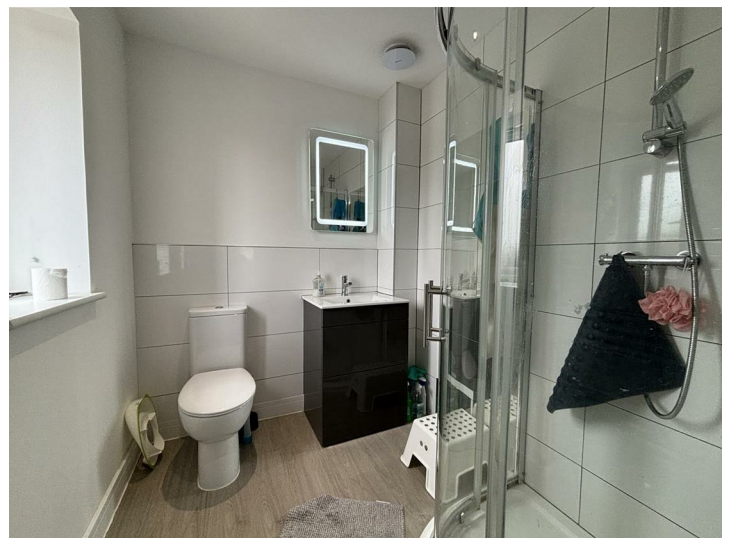
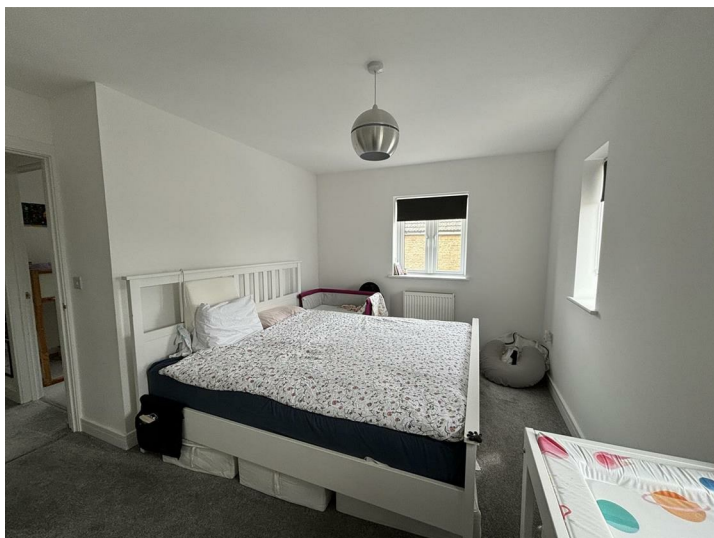
With obscured upvc double glazed window to rear, fitted bath with mixer shower over (and screen), Vanity hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, electric heated mirror.

#### Front Garden & Parking

The property benefits two off road gravelled parking spaces, canopy porch, sleeper flower beds, access to rear.

#### Rear Garden

The rear garden is enclosed by dry stone walling and fencing, mainly laid to lawn with mature Plum trees, apple tree, sitting area, flower bed and 2 x lights off the main house.



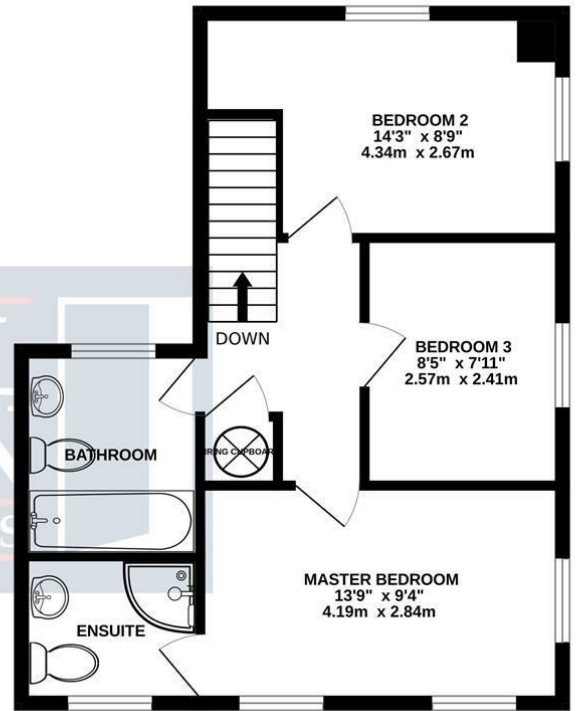
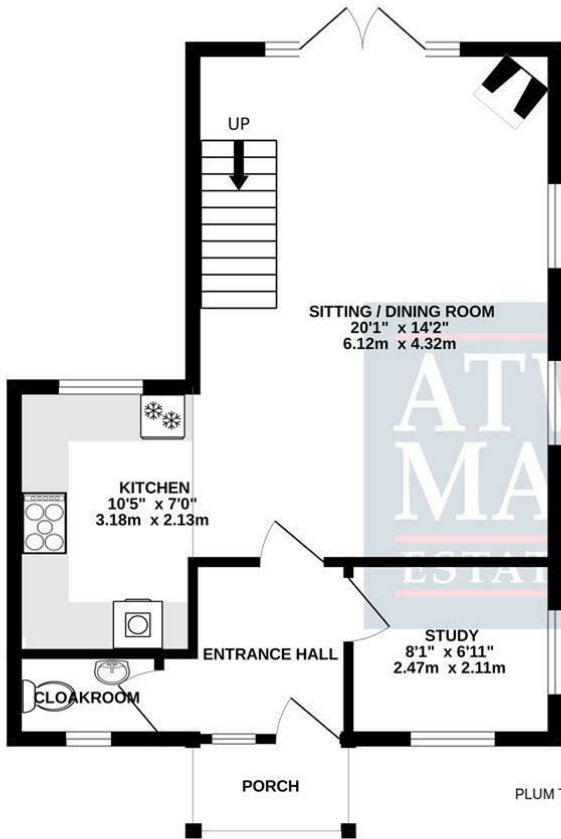






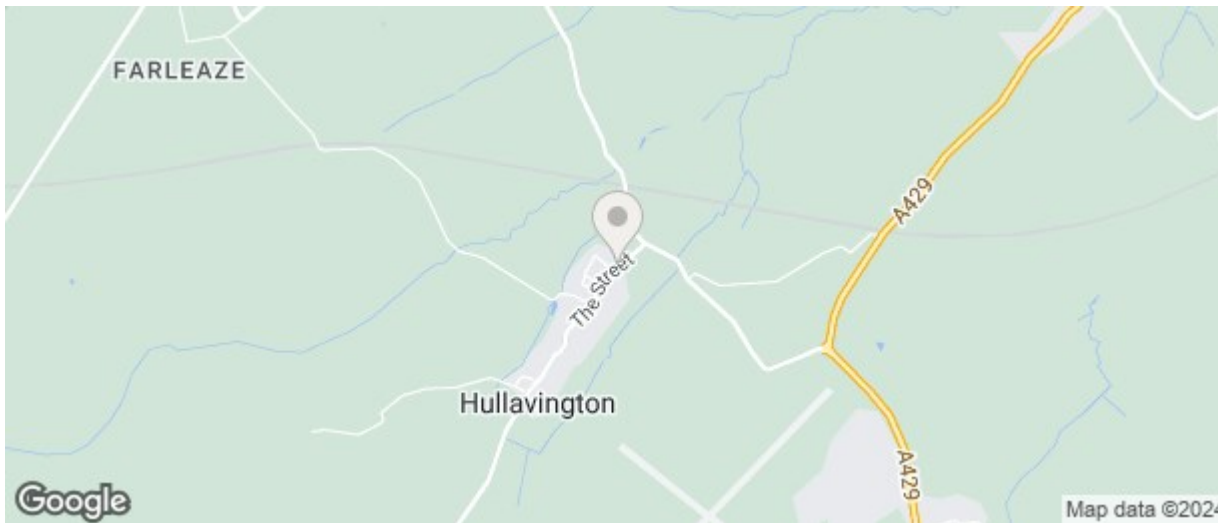
GROUND FLOOR

1ST FLOOR



PLUM TREE COTTAGE HULLAVINGTON SN14 6ES

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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	84
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing