



Positioned within a leafy mature cul-de-sac, this modern townhouse is situated on the edge of the desirable village of Marshfield and yet easily accessible to the broad range of amenities this excellent village has to offer. The accommodation spans over three storeys and extends in all 1,310 sq.ft. with an integral garage. On the ground floor and off the entrance hall there is a WC and good-sized cupboard, whilst arranged at the rear is a spacious kitchen/dining room. The kitchen has double patio doors which spill into the east-facing garden. On the first floor, there is a townhouse style living room which has a pleasant outlook across the front. There is a double bedroom whilst on the top floor there are two further bedrooms and the family bathroom. The principal bedroom also benefits from an en-suite shower room. Externally there is driveway parking in addition to the garage. The rear garden is fully enclosed with good privacy and is laid mostly to lawn with a paved pathway to the side leading to a raised patio seating area.

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

Marshfield is c.8 miles north of Bath and is very popular due to its thriving community and its great position offering easy access to both Bath and Bristol as well as the M4. Chippenham railway station just 10 miles along the A420 provides a fast link to London Paddington. The unspoilt High Street is made up predominantly of period homes as well as a central store, post office, butchers, tearoom, newsagents, and stylish interior shop. There is a choice of public houses, a well-regarded primary school, church, and doctor's surgery.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Porch

Entrance Hall

Composite door to front, stairs to first floor landing, storage cupboard, tiled flooring, radiator.

Cloakroom

Obscured Upvc double glazed window to front, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back, extractor fan, tiled flooring.

Kitchen/Dining/Family Room 6.88m x 4.47m (22'07" x 14'08")

Upvc double glazed window to rear, double doors leading to rear garden, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob with matching cooker hood over, space and plumbing for automatic washing machine, dishwasher, tumble dryer, fridge freezer, wall mounted boiler, radiator, tiled flooring.

Landing

Upvc double glazed window to rear, stairs to second floor.

Lounge 4.57m x 3.71m (15'00" x 12'02")

Upvc double glazed windows to front, radiator.

Bedroom Two 3.84m x 2.59m (12'07" x 8'06")

Upvc double glazed window to rear, radiator, wooden flooring.

Second Floor

Velux window to rear, wooden floor.

Bedroom One 3.94m x 2.74m (12'11" x 9'00")

Upvc double glazed window to front, radiator, built in double wardrobe.

En Suite

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan.

Bedroom Three 2.62m x 2.41m (8'07" x 7'11")

Upvc double glazed window to rear, radiator, wooden flooring.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan.

Front

Small tree and established planting with gravelled area, pathway to front, driveway parking.

Rear Garden

Fully enclosed south east facing garden, laid to lawn with raised patio area.

Property Information

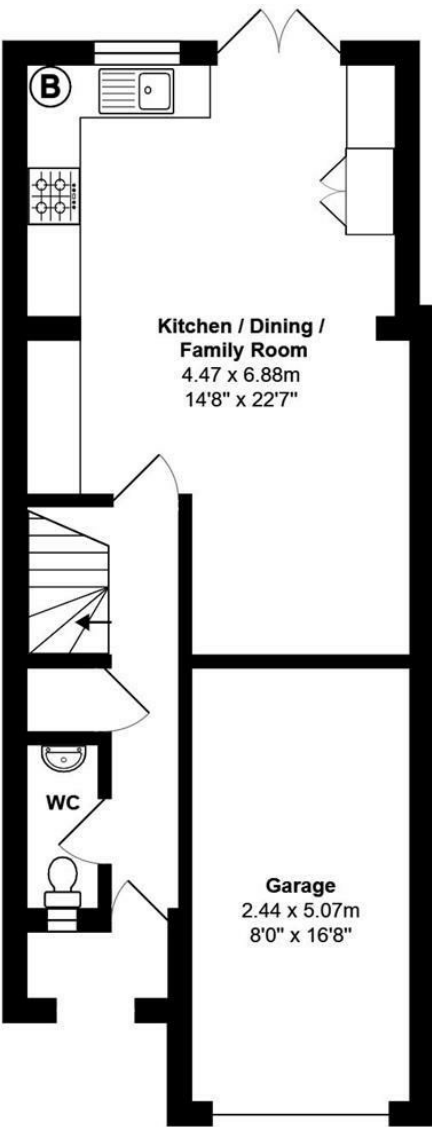
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

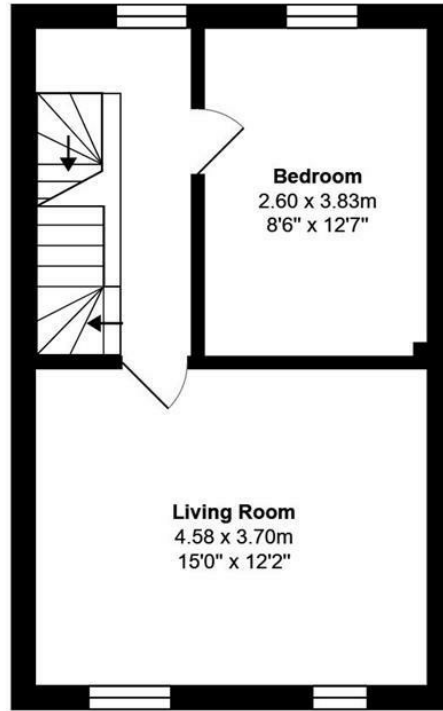
Tenure - Freehold



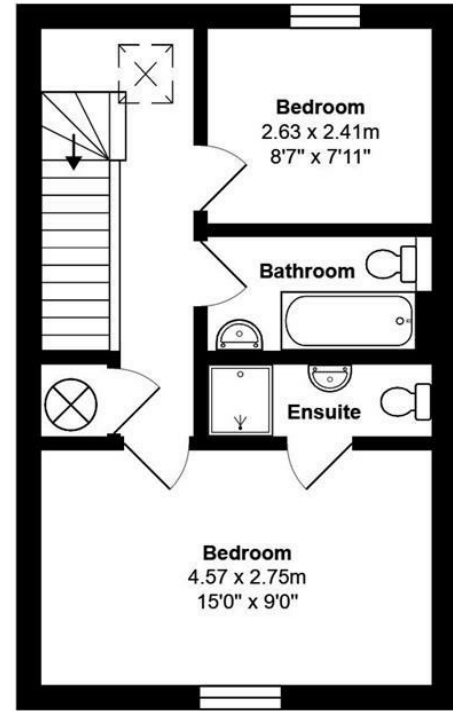




Ground Floor



First Floor



Second Floor

Total Area: 121.7 m² ... 1310 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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