



Redhill Close,

Offers in excess of £450,000

This extended four bedroom detached property is located within a small cul de sac in the popular village of Derry Hill. The property itself is seen to be in need of some cosmetic updating but offers tremendous scope to extend subject to planning. The accommodation is based around an entrance hall, cloakroom, dining room, kitchen, breakfast room, lounge and study. On the first floor the landing leads to all four bedrooms and the family bathroom. Externally the property sits within a large level plot with plenty of parking to the front and a large enclosed garden to the rear. No Onward Chain.

#### 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 - 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.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Canopy

#### Entrance Hall

Upvc double glazed window to front, doors to lounge, dining room, kitchen and WC, stairs to first floor landing, under stairs cupboard, radiator, storage cupboard.

#### Cloakroom

Obscured Upvc double glazed window to front, two piece suite comprising low level W/C and pedestal wash hand basin with tiled splash back.

#### Dining Room 3.66m x 3.18m (12'00" x 10'05")

Upvc double glazed window to front, door to hallway, radiator.

#### Lounge 5.46m x 4.17m (17'11" x 13'08")

Upvc double glazed windows to rear, double glaze door to rear, open fire with marble effect hearth, door to study, radiators, wall lights.

#### Study 3.15m x 2.39m (10'04" x 7'10")

Upvc double glazed window to side.

#### Kitchen 3.12m x 2.82m (10'03" x 9'03" )

Upvc double glazed window to rear, doors to entrance hall and utility, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to work surfaces, part tiled, integrated electric oven and four ring electric hob with matching cooker hood over, built in automatic washing machine, dishwasher, fridge and freezer, wall mounted combination boiler.

#### Breakfast Room 2.29m x 2.18m (7'06" x 7'02")

Upvc double glazed window to rear, Upvc double glazed door to rear, door to garage.

#### Landing

Upvc double glazed window to rear, access to roof void.

#### Bedroom One 4.11m x 3.73m (13'06" x 12'03")

Upvc double glazed window to front, radiator.

#### Bedroom Two 3.71m x 3.25m (12'02" x 10'08")

Upvc double glazed window to rear, radiator.

#### Bedroom Three 3.40m x 2.39m (11'02" x 7'10")

Upvc double glazed window to front, radiator.

#### Bedroom Four 2.82m x 2.24m (9'03" x 7'04")

Upvc double glazed window to front, radiator, fitted wardrobes.

#### Bathroom

Obscured Upvc double glazed window to rear, fitted with a four piece suite comprising bath with shower over, shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator.

#### Front

Laid to lawn with block paved driveway providing parking for a number of cars and access to the side.

#### Garage

With up and over door, power and light and door to rear.

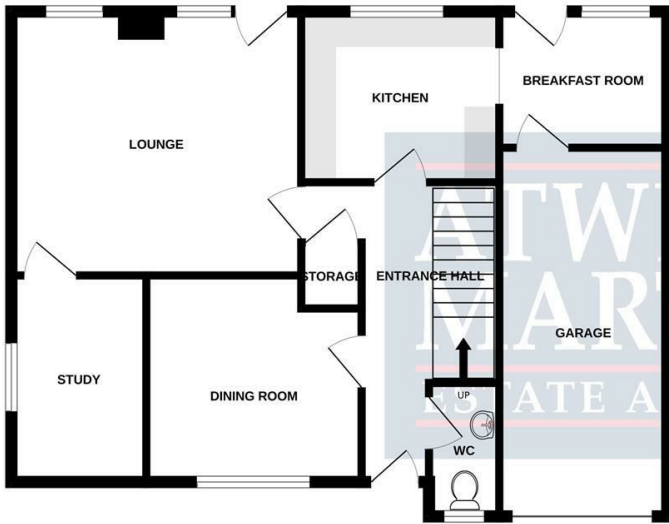
#### Rear Garden

Large enclosed rear garden, laid to lawn with patio areas.

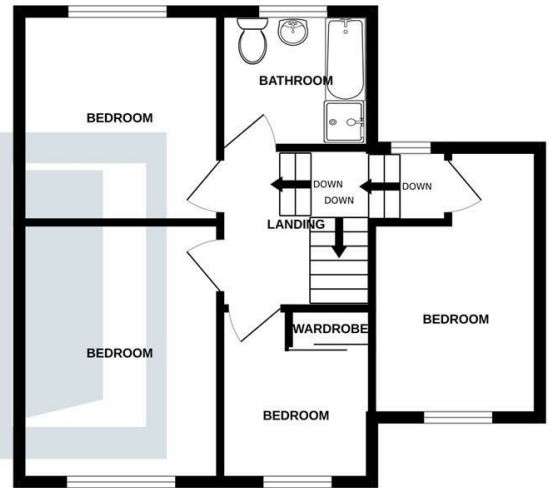




GROUND FLOOR



1ST FLOOR



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) <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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> 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