



Nestled in the charming village of Kington Langley, this modern detached bungalow on Moors Close offers a delightful blend of comfort and convenience.

The bungalow features two spacious reception rooms including a dual aspect living room which provides ample space for relaxation and a dining room that's ideal for entertaining, plus the modern fitted kitchen comes with a utility room.

There are three well-proportioned bedrooms, with the primary benefitting an en-suite and a separate shower room which adds to the practicality of the home, making it ideal for busy households.

One of the standout features of this property is its cul-de-sac location, double garage and generous driveway space for several vehicles. The gardens surround the property and there are countryside views to rear.

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 - Kington Langley

Moors Close is in a well regarded cul-de-sac just off Plough Lane near the edge of the attractive and popular village of Kington Langley. Kington Langley itself is an unspoilt village within a Conservation Area with a large open commons, a church, village hall, and a well-regarded primary school.

Chippenham is the nearest centre and provides essential shops and services whilst more specialist shopping is

found in both Bath and Bristol.

Communications are excellent with easy access to the M4 motorway (Junction 17) providing links both to the M5 and along the M4 corridor towards London. There are also regular train services running from Chippenham to London Paddington, taking approximately 75 minutes. Bristol and Heathrow airports are also both within easy reach.

Recreational facilities include golf at Bowood and Castle Combe as well as nearby Chippenham Golf Club, Motor Racing at the Castle Combe Circuit, sailing at the Cotswold Water Park, walking at Westonbirt Arboretum, a leisure centre in Chippenham and theatres in Bath, Bristol and Swindon

Property Information

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

Wiltshire Council Tax - Band E

Tenure - Freehold







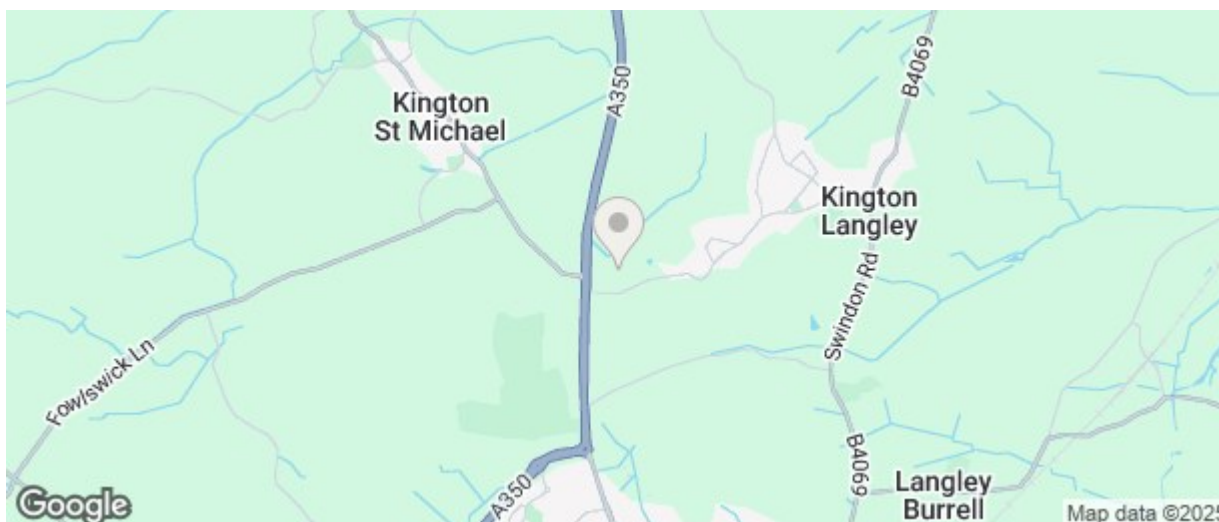
Approximate total area*
1506.41 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
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