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Blicks Close, Chippenham SN14 6HQ

Price Guide £635,000

Welcome to this charming detached family home located in the highly desirable village of Hullavington, near Chippenham. Tucked away at the end of a cul-de-sac, this property offers a peaceful retreat with stunning views overlooking the surrounding farmland to rear. Upon entering, you are greeted by a spacious entrance hall leading to a 19' sitting room, perfect for entertaining guests or simply relaxing with your family. The highlight of this home is the modern fitted kitchen/dining room, a social space for family living. The separate utility and cloakroom add convenience to your daily routine.

With four well-appointed bedrooms, there is ample space for the whole family to unwind and recharge. The primary bedroom boasts a luxurious fitted shower room, providing a touch of elegance. Step outside to discover the enclosed rear garden which is enclosed and benefits a private aspect where you can enjoy the fresh country air and soak in the picturesque views that this location has to offer.

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 - Chippenham

The popular village of Hullavington is a bustling community offering; a primary school, village shop/post office and garage, parish church and a village hall. Located on the rural edge of the village there is the Flying Monk taproom and café. The market town of Malmesbury is located only 6 miles away with further amenities and an Ofsted 'Outstanding' secondary school whilst the larger town of Chippenham is 7 miles away for a more comprehensive range of facilities. The village is superbly located for the commuter with Junction 17 of the M4 only a few minutes drive away ideal for those commuting to Swindon, Bath and Bristol and the M5. Chippenham railway station is within a 15 minutes' drive with regular mainline services to London Paddington.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Hall

With upvc double glazed windows and door to front, doors to sitting room and kitchen/dining room, carpeted stairs to the first floor landing, radiator, tiled flooring.

Cloakroom

Two piece suite comprising; low level w/c and wash hand basin, extractor fan, under stairs storage area and cupboard, tiled floor.

Sitting Room 6.05m x 3.71m (19'10" x 12'2")

Dual aspect room with upvc double glazed window to front and upvc double glazed French doors to rear, fireplace with inset wood burning stove, tiled hearth and wooden mantle, door to entrance hall, radiator, carpeted flooring.

Kitchen / Dining Room 6.05m x 3.86m (19'10" x 12'8")

Dual aspect with upvc double glazed windows to front and rear, doors to entrance hall and utility room. Refitted kitchen offering a matching range of wall, base and

display units, one and a half bowl ceramic sink drainer inset to solid wood work surfaces with upstands, built-in breakfast bar, two integrated electric ovens and four ring electric hob with cooker hood over, space and plumbing for dishwasher, space for fridge/freezer, two radiators, tiled flooring.

Utility Room

With upvc double glazed window to rear, doors to kitchen and cloakroom, fitted with a range of wall and base units to match the kitchen, ceramic Belfast sink inset to solid wood worksurfaces with upstands, space & plumbing for automatic washing machine, space for tumble dryer, radiator, tiled flooring.

First Floor

Landing

With carpeted stairs rising from the entrance hall, doors to...

Primary Bedroom 4.95m x 3.35m (16'3" x 11')

With upvc double glazed window to front, radiator, carpeted flooring. Door to...

En-Suite Shower Room

With obscured upvc double glazed window to front, fitted with a three piece suite comprising; shower cubicle, low level w/c and wash hand basin, chrome heated towel rail, demisting mirrored cabinet, extractor fan, tiled flooring.

Second Bedroom 3.78m x 3.43m (12'5" x 11'3")

With upvc double glazed window to front, radiator, built-in cupboard, access to loft space (with ladder, light, insulation & part boarded), radiator, carpeted flooring.

Third Bedroom 4.17m x 2.62m (13'8" x 8'7")

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

Fourth Bedroom 3.23m x 2.51m (10'7" x 8'3")

With upvc double glazed window to rear, fitted single cabin bed with desk under, radiator, carpeted.

Family Bathroom

With obscured upvc double glazed window to rear, fitted with a three piece suite comprising; bath with mixer shower over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, tiled floor



Externally

Front Garden

The front garden is laid to lawn with flower and shrub borders, path to front door and to gated side access to rear.

Rear Garden & Garden Home Office

The rear garden enjoys an open aspect to rear with views over the surrounding countryside, wall and fence enclosed and mainly level, large lawn area, wood store, gardeners shed, fruit trees, decking and gravel pathways along the rear of the property to the rear of the garage and garden office.

Garden Office 10'4" x 8'11" (3.15m x 2.72m) With upvc double glazed window to front and side, upvc French doors to rear. An ideal insulated garden room, with power and light, fit for a multitude of purposes from home working to yoga studio.

Double Garage & Driveway 5.26m x 4.52m (17'3" x 14'10")

The double garage has an electric single roller door to front with the other opening converted to a upvc full height window, floor standing oil fired boiler, plumbing for water softener, electric car charger, glazed door to rear garden. There is off road driveway parking for three cars to front.

Property Information

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

Wiltshire Council Tax - Band F

Solar Panels - An owned 5kw system with 12 panels

Tenure - Freehold



BLICKS CLOSE HULLAVINGTON, CHIPPENHAM, SN14 6HQ

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		
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		
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