

Yellow Stones, 101 The Street, Hullavington, Chippenham, Wiltshire, SN14 6DR

Detached modern bungalow
3 bedrooms

Large light-filled reception room

Kitchen and utility room

Ample private parking and garage

Front and rear gardens

Within level walking distance of village amenities

No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £370,000

Approximately 1,035 sq.ft excluding garage

‘Set amongst front and rear gardens with plenty of parking and a garage, a detached modern 3 bedroom bungalow located within a lovely village community with amenities’



The Property

Yellow Stones is a detached modern bungalow situated in the popular village of Hullavington which has a great sense of community with many amenities conveniently within level walking distance. The property is available chain free and benefits from double glazing and an upgraded oil-fired central heating system with external boiler.

The accommodation includes a large L-shaped reception room which is dual-aspect allowing for plenty of natural light. The fitted kitchen leads to a rear conservatory which has been installed as a utility room. There are three good-sized bedrooms and a modern fitted shower room.

The property sits centrally within its plot with front and rear gardens laid mostly to lawn with mature shrub borders. The rear

garden has a patio terrace and a sunny south-east aspect. There is private off-street parking for several cars as well as a detached garage with power connected.

Situation

The thriving village of Hullavington has a lively community with a primary school, village shop/post office and garage, parish church which hosts coffee mornings, and a village hall which offers a pre-school option as well as regular exercise classes and hosts games nights. 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.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile coverage. Wiltshire Council Tax Band D.

Directions

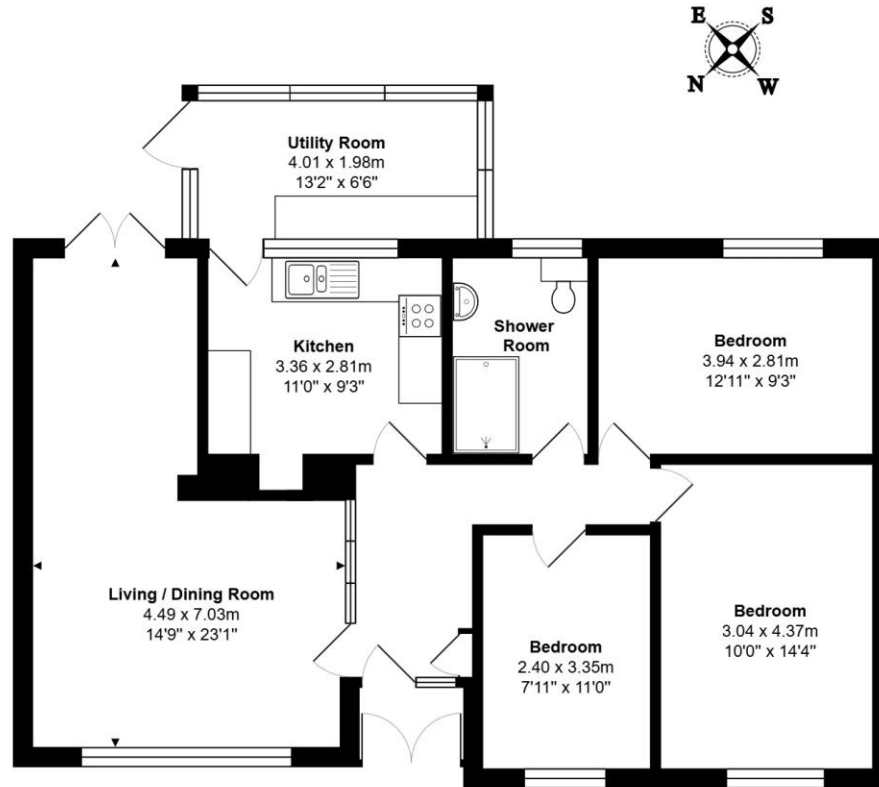
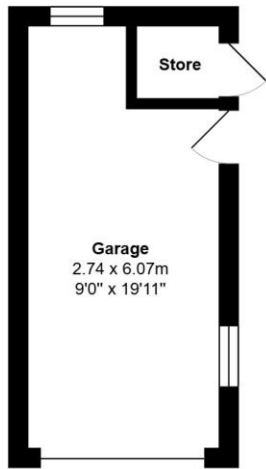
From the M4 Junction 17 head north on the A429 towards Malmesbury. At the roundabout, turn left signposted to Hullavington and proceed over the next roundabout then after about 3/4 mile turn

left into the village. Proceed through the village passing the primary school, shop, and church to locate the property on the left hand side before the turning to Gardners Drive.

Postcode SN14 6DR

What3words: ///worlds.contacts.printer





Ground Floor

Total Area: 96.2 m² ... 1035 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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