



9 Ermin Close

Baydon, Marlborough, Wiltshire, SN8 2JQ

marc allen



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Guide £650,000

A fabulous detached house situated in an established residential cul-del-sac within the village of Baydon.

Description

The property has been significantly extended to create a comfortable home with excellent living space for family life. The accommodation flows well and includes a hall from which the stairs lead, a downstairs cloakroom and three separate reception rooms. The open plan kitchen/dining room is a particular feature, providing a very sociable space with good natural light and doors to the garden. There is also a useful utility room. On the first floor there is a generous landing from which all of the rooms lead. There is a dual aspect main bedroom, with bespoke clothes storage and en ensuite shower room. There are four further bedrooms and a family bathroom that includes a shower. Outside there is a wide frontage with a block paved driveway and a substantial store to the side. At the rear there is a large paved terrace leading to a good sized garden with lawn, borders, trees and rockery. A viewing is strongly advised to fully appreciate the overall qualities of this lovely home. NO ONWARD CHAIN.

Baydon

Baydon is a village situated close to Aldbourne and Lambourn on the edge of the Downs. It has a well respected primary school and is in the St John's catchment area. There is a church, a local shop and a lovely village pub. There is a bus service to Marlborough and Swindon and the M4 motorway can be accessed at junctions 14 or 15. The railway

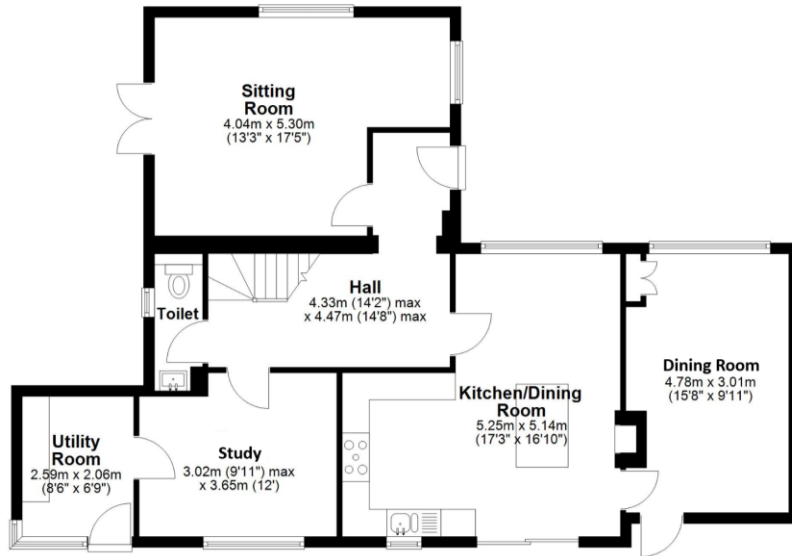
station at Hungerford has a train service to Newbury, Reading and also a direct train to London (Paddington).

- Entrance Hall and Inner Hall
- Cloakroom
- Sitting Room
- Study
- Utility
- Kitchen/Dining Room
- Dining Room/Snug
- Five Bedrooms
- En Suite Shower Room
- Bathroom
- Driveway
- Gardens



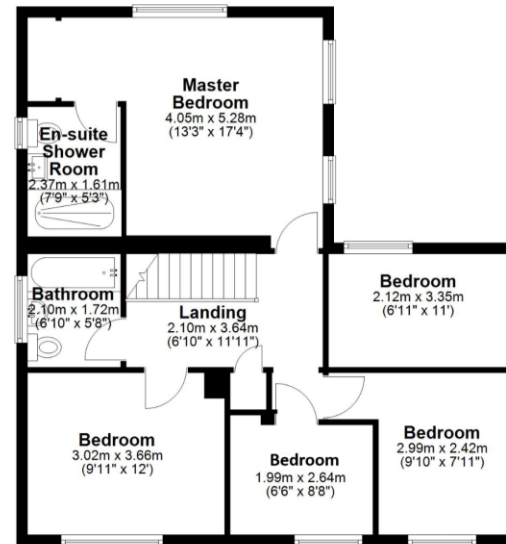
Ground Floor

Approx. 90.0 sq. metres (969.1 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



Total area: approx. 160.0 sq. metres (1721.9 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

Entrance Hall and Inner Hall

Radiator. Stairs to first floor.

Cloakroom

With a wash hand basin and wc. Radiator.

Sitting Room

French doors to the garden. Radiator.

Study

Radiator. Door to:-

Utility

Plumbing for automatic washing machine. Appliance space. Base cupboard with a work surface over. Radiator.

Kitchen

Fitted with a range of wall and base units with worksurfaces over and matching upstand. Single drainer one and a half sink unit with a mixer tap. Plumbing for dishwasher. Space for a range cooker with a splashback and extractor. Island unit with a breakfast bar, drawers and cupboards with a bamboo work surface. Wood effect floor. Fireplace (not in use). Radiator. Patio doors to garden. Wall mounted gas fired boiler for domestic hot water and central heating.

Dining Room/Snug

Radiator. Door to garden.

Staircase gives access to landing

Built in linen cupboard.

Bedroom 1

With clothes hanging space, drawers, shelving and overhead storage. Radiator.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

En Suite Shower Room

With a generous walk in shower enclosure, wash hand basin and wc. Extractor fan. Chrome finish heated towel rail.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Bedroom 4

Radiator.

Bedroom 5

Door from Bedroom two. Radiator.

Bathroom

A white suite comprising panelled bath with a separate shower over, wash hand basin and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Access to loft.

At the front of the property is

A wide block paved driveway with low walling and fencing to either side, evergreen shrubs, lawn and access to both sides. Outside lighting.

At the rear of the property is

A wide paved terrace with borders and steps to a lawned garden with well stocked beds, mature trees, rockery garden and hardstanding. Outside lighting, power points and tap. Bespoke timber built store with a metal roof.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

