Connells

Grocyn Close
Colerne Chippenham

Grocyn Close
Colerne Chippenham SN14 8DZ

for sale
£585,000

Property Description

Situated in the desirable village of Colerne, this impressive detached family home offers spacious and versatile accommodation, ideal for modern family living. Located within a cul-de-sac, the property enjoys a peaceful setting while remaining well connected to nearby Chippenham, Bath, and local amenities.

The ground floor features two generous reception rooms, providing flexible space for both formal entertaining and relaxed family living. A bright and well-proportioned kitchen/diner forms the heart of the home, offering ample space for dining and direct access to the garden-perfect for everyday living and hosting guests. There is also a third reception offering further flexibility, which could be used as a study or bedroom.

Upstairs, the property offers four bedrooms, allowing flexibility for a growing family, or guest accommodation. The principal bedrooms are well-sized and served by a family bathroom, with scope for further enhancement if desired.

Externally, the home benefits from a double garage and off-road parking, alongside an enclosed rear garden ideal for outdoor dining and family activities.

Colerne itself is a charming village offering local shops, schools, and countryside walks, while excellent transport links provide easy access to Chippenham's mainline station and the nearby city of Bath.

This is a fantastic opportunity to acquire a substantial family home in a popular and well-connected village location.

Ground Floor

Entrance Porch

Door leading through to the Entrance Hall

Entrance Hall

Door to front. Stairs to First Floor. Doors to Kitchen/Diner and Study/Bedroom

Lounge

Window to front. Feature fireplace. Double doors through to the Snug

Snug

Window to rear. Feature log burner. Opening through to Kitchen/Diner

Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for range style cooker. Plumbing for washing machine. Further appliance space. Two windows to rear. Door to rear.

Study/Bedroom

Window to front.

First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

Window to front.

Bedroom Two

Window to rear. Built in wardrobes.

Bedroom Three

Window to front. Built in wardrobes.

Bedroom Four

Window to front.

Bathroom

Three piece suite comprising hand basin, bath and separate shower cubicle. Window to rear.

Separate Cloakroom

Suite comprising low level WC and wash hand basin. Window to rear.

Outside

Front

Laid to lawn. Driveway parking leading to Double Garage

Double Garage

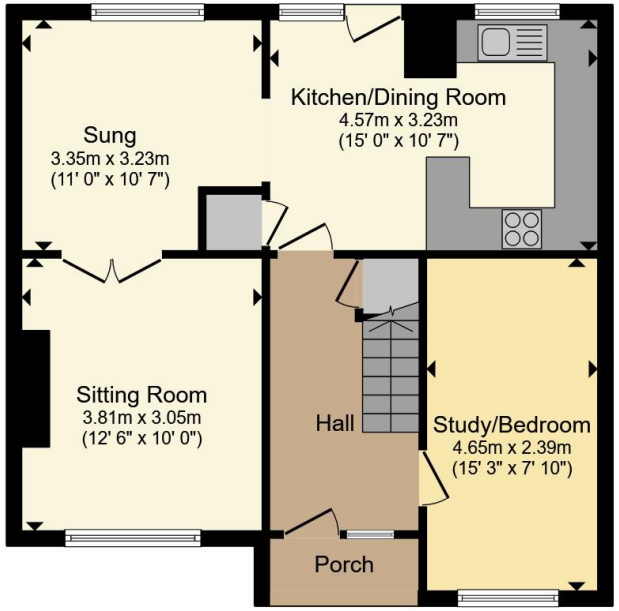
With two up and over doors.

Rear Garden

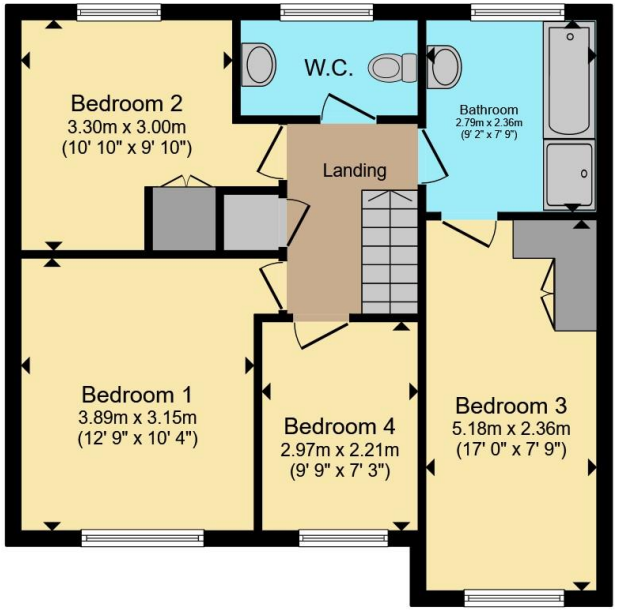
Fully enclosed. Patio area and steps leading up to lawn area. Mature shrub borders.

Agents Notes

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 120.3 m² (1,295 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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59 Market Place
CHIPPENHAM SN15 3HL

EPC Rating: E

Council Tax
Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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