



📍 46 Valley Way, Colerne, Chippenham, Wiltshire, SN14 8BW

🏠 Price Guide £425,000

Beautifully located in this picturesque, cherry blossom lined road, we are delighted to bring to the market this spacious 4 bedroom semi detached family home.

- Substantial 4 Bedroom Family Home
- Semi Detached With Over 1550 sq ft Of Accomodation Over Three Floors
- Large Master Bedroom With En suite Facilities And First Floor Family Bathroom
- Large Kitchen Dining Room With Underfloor Heating
- Large Sitting Room/Family Room
- Gas Central Heating And Double Glazed Throughout
- Double Glazed Conservatory With New Glass Roof
- Front And Rear Gardens With South Westerly Facing Rear Garden
- Off Road Parking Space

🏡 Freehold

🏠 EPC Rating C



Beautifully located in this picturesque, cherry blossom lined road, we are delighted to bring to the market this spacious 4 bedroom semi detached family home. With over 1550 sq ft on three floors, the property has been substantially extended and improved by the current owners and offers to the ground floor an entrance porch leading to the main hall, stairs to the first floor, tiled flooring, understairs cloakroom, a handy study area located to the end of the hallway and doors to the living room and kitchen dining room. In two parts, this room runs the width of the house with shaker style wall and base units, space for a cooker, washing machine and fridge freezer. The far end has wall and base units and space for a dining table and underfloor heating throughout. The tiled floor continues from the hallway into the living room with a door to the conservatory and engineered oak flooring. The conservatory has French doors to the garden, a new glass roof and south westerly aspect. Off the landing are stairs to the top floor, windows and doors to the bedrooms and bathroom. Bedrooms two and three are located to the rear of the property, the second having built in wardrobes, the smallest, also a double, is to the front and a large family bathroom with four piece suite including a shower and separate bath completes the first floor. The top floor has a storage cupboard, en suite shower room and is the largest bedroom running the remainder of the width of the property. This is a sizeable light and airy room with sloped ceilings either side so has restricted head height. Dual aspect sky lights offer natural light throughout. The property is heated by mains gas heating and is double glazed throughout. Externally there is a small front garden enclosed by a low retaining wall and side access to the rear garden which is private and enclosed by fencing, being laid to lawn and patio. Parking is available in on street lay-bys with the addition of one off-road block-paved parking space

Situation

Colerne is only approximately 7 miles away from the world heritage city of Bath. There are good road links with the M4 nearby, as well as train stations at Bath or Chippenham with direct links to London. Colerne is in easy reach with two pubs serving excellent food, a local shop, newsagent, a hairdresser, cosy cafe, a lovely church, and a Post Office. the local playgroup and village primary school are well regarded, there is also excellent bus links to Bath and Chippenham. The village also has a football pitch, Doctors surgery and rugby club. The property is situated in a pretty development of tree lined roads and is surrounded by beautiful countryside with an abundance of picturesque walks and is approximately one mile from the village itself.

Property information

Mains Services

Council Tax Band: C

E.P.C Rating: C

Gas Central Heating

Freehold



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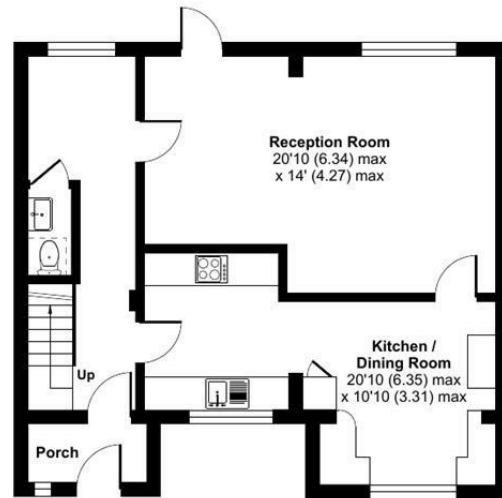
Approximate Area = 1371 sq ft / 127.3 sq m

Limited Use Area(s) = 188 sq ft / 17.4 sq m

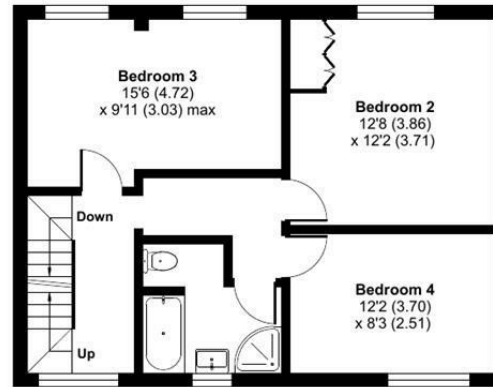
Total = 1559 sq ft / 144.7 sq m

For identification only - Not to scale

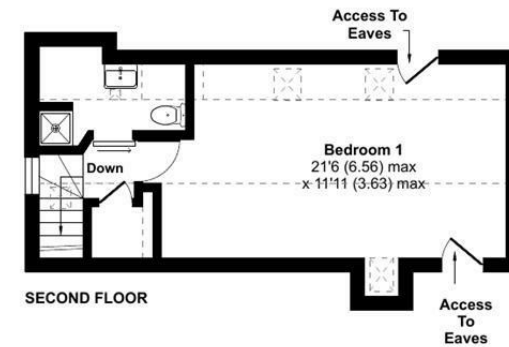
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
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