







16 Barley Leaze, Chippenham, SN14 6GW

£385,000

Ideally situated for both Sheldon and Hardenhuish Secondary schools, as well as for road access to main A roads and the M4 motorway, a FOUR DOUBLE BEDROOM detached family home, newly carpeted with accommodation arrange over three floors. Further comprising; entrance hall, toilet, lounge, conservatory, kitchen/dining room, utility room, bathroom and en suite shower room. To the rear an enclosed garden, driveway and single garage. NO ONWARD CHAIN.

Barley Leaze

As you approach the property, parking is available at the rear of the home on the driveway in front of the single detached garage. There is gated access to the rear garden or pathway leading to the front door.

From the entrance hall doors lead to the ground floor toilet, lounge area which opens directly on to the conservatory with French doors leading in to the garden, stairs to the first floor or further doorway in to the kitchen/dining room.

The dining area has built in bench seating, ideal for modern family living whilst the kitchen space offers a range of floor and wall mounted units, gas hob, extractor fan, double electric oven, space for a fridge/freezer, plumbing for a dishwasher and door to the utility room. The utility area has a sink and drainer, plumbing for a washing machine and door leading out in to the garden.

From the first floor landing bedroom one, like all bedrooms is a double. It has two fitted wardrobes and and en suite with shower cubicle. Bedroom Two on the opposite side of the landing also benefits from fitted wardrobes. The family bathroom comprises; radiator, wash hand basin, toilet and bath with shower screen and shower attachment.

On the second floor there are two near identical double rooms. Both offer Keylite windows and further double glazed windows to the side allowing plenty of light in. A useful recess in both rooms would make ideal storage space.

At the rear of the home the garden has areas of patio with pergola over, lower lawn sections with shrubs and plans and a further area of garden laid to patio stone making an ideal seating area or home to potted plants or raised beds. A gate leads back out to the driveway.

A viewing of this home is advised to appreciated the balance and flexible living accommodation.

Entrance Hall

Toilet

Lounge



Conservatory



Kitchen/Dining Room



Utility Room

First Floor Landing

Bedroom One



Bedroom Two



En Suite



Bathroom



Second Floor Landing

Bedroom Three



Bedroom Four



Gardens

Garage



Driveway

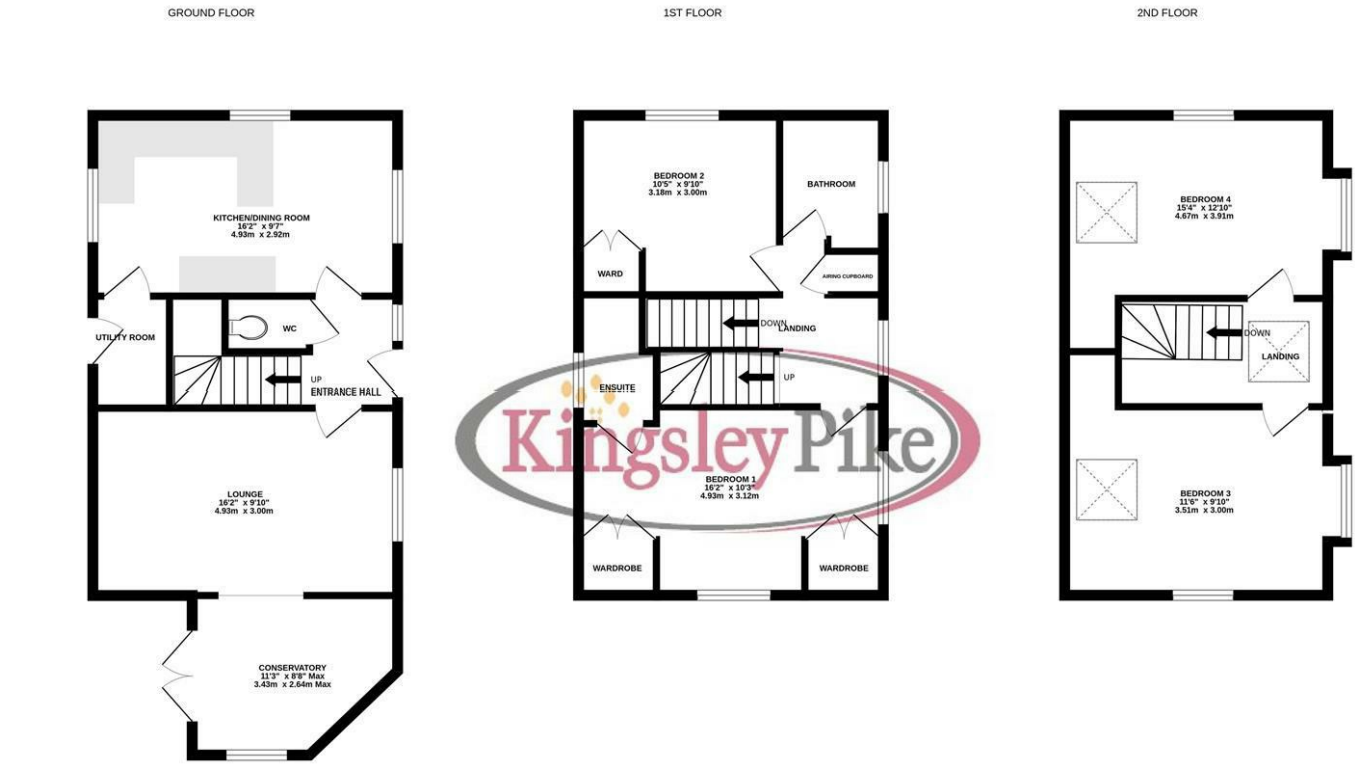
Tenure

We are advised by the .gov website the property is freehold. We have requested further information regarding any estate management charges payable from the seller. Please contact us for further information.

Council Tax

We are advised by the .gov website the property is band D.

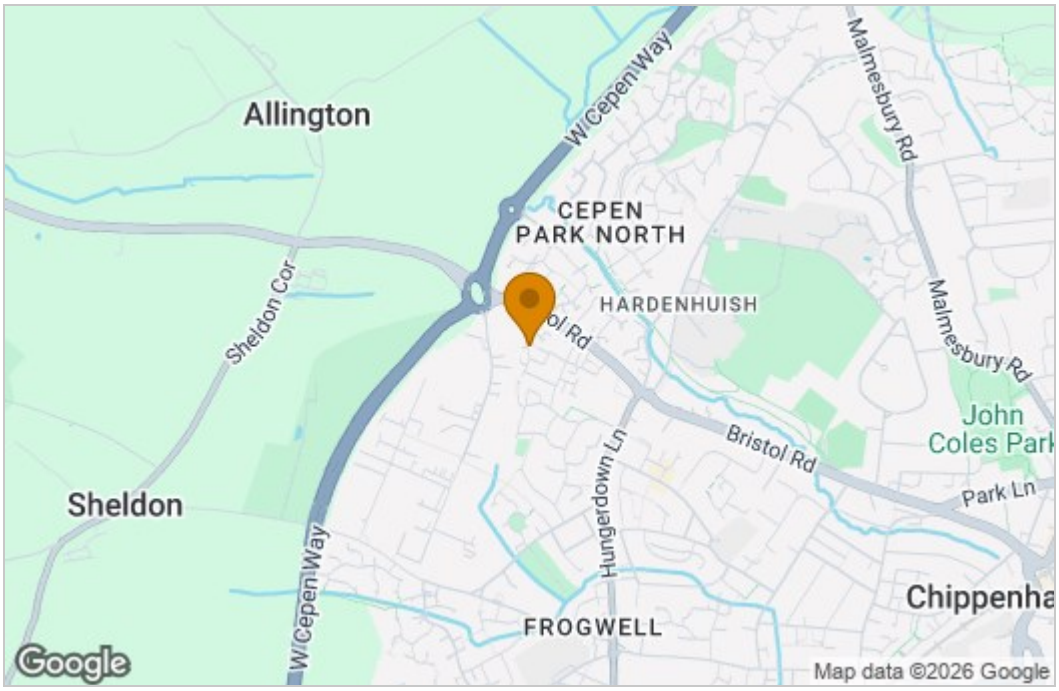
Floor Plan



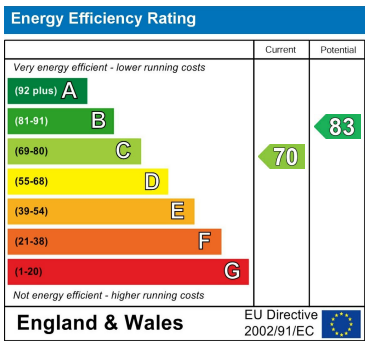
4 BEDROOM DETACHED HOUSE

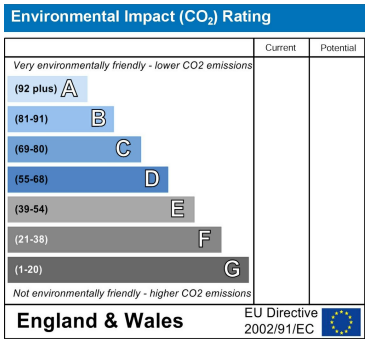
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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