



📍 69 Woodlea, Colerne, Chippenham, Wiltshire, SN14 8BU

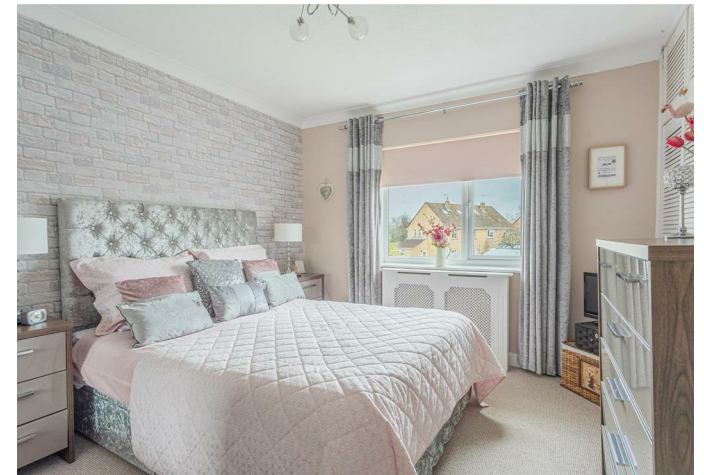
🏠 Price Guide £400,000

This extended 3 bedroom semi detached family home is delightfully located in this small and semi rural development and is presented to an exacting standard.

- 3 Bedroom Semi Detached Family Home
- Very Well Presented Throughout
- Well Kept Private And Enclosed Rear Garden
- Gas Central Heating
- Double Glazed Throughout
- Large Open Plan Kitchen Dining Room With A Snug Located Off
- Separate Utility Room
- Colerne Village And Its Amenities Is Approximately One Mile Away

🏡 Freehold

🏠 EPC Rating D



This extended 3 bedroom semi detached family home is delightfully located in this small and semi rural development and is presented to an exacting standard. The accommodation is over two floors with a UPVC storm porch allowing the opportunity to kick off shoes and hang up coats. A further door gives access to the main hallway which is laid to tiles with the kitchen and living room off. The living room has French doors to the rear and a feature fireplace. The spacious kitchen diner has been incorporated into the old coal house and now provides a large and very social area. It is fitted with a range of wall and base units and built in appliances including an oven and hob with extractor hood over, wall mounted boiler and the tiled floor continuing from the hallway. The kitchen is large enough to have a dining room table located centrally and is open plan with an arch to the snug/T.V room with sliding patio doors to the garden. Also off the kitchen is a door to the front, giving access to the front garden and a door to the utility room. The utility has space for a washing machine, fridge freezer and dishwasher and further access to the garden. Off the first floor landing are the bedrooms and bathroom. The largest two, located to the rear both have built in wardrobes with the single bedroom located to the front and the bathroom suite with dual aspect windows and a corner bath completes the upstairs. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally the front garden is open plan and laid mainly to lawn. The attractive rear garden is enclosed by fencing and laid to a mixture of patio and a lawned area with a gate through the rear fence giving access to the rear of the property. There are a number of established bushes and shrubs and pretty borders are situated all around the garden.

### Colerne

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

Council Tax Band: C

Double Glazed

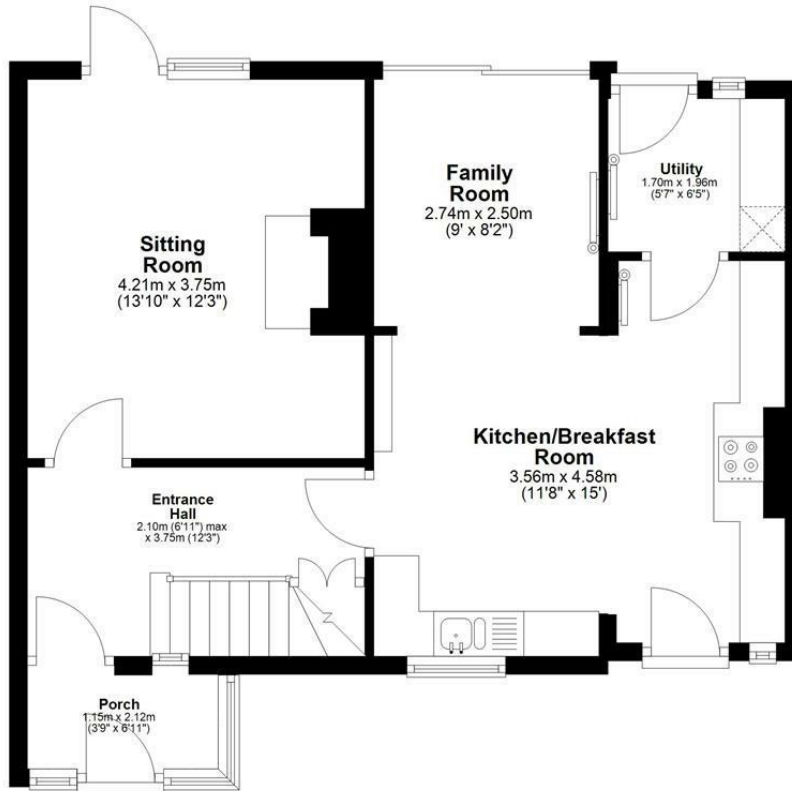
Mains Services

EPC Rating:



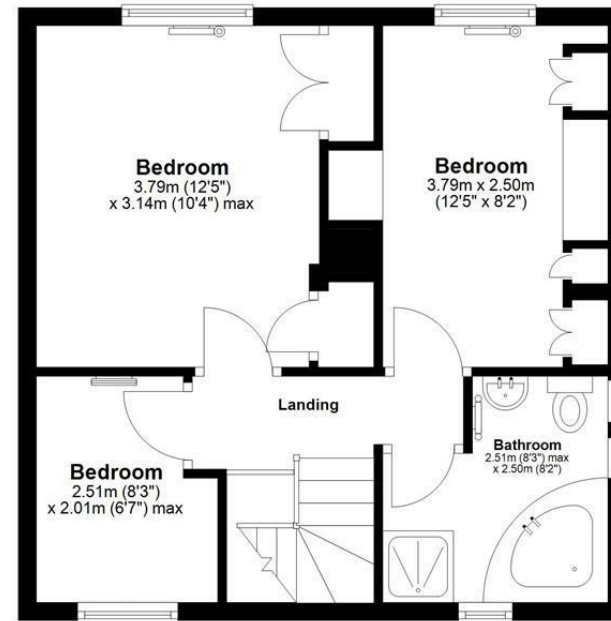
## Ground Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 96.4 sq. metres (1037.5 sq. feet)

Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.