alan hawkins

PROPERTY SALES & LETTINGS

43C High Street, Purton, SN5 4BB

• Spacious 3 Double Bedroom Detached
• Beautifully Presented Throughout
• Countryside Views
• Utility Room
• Cloakroom
• Impressive Master Bedroom
• Two Bathrooms
• Rear & Side Garden
• Ample Driveway Parking
• Mains Gas Central Heating

43C High Street, Purton, SN5 4BB

£499,995

Alan Hawkins Property Sales are pleased to offer for sale, this rare to the market, beautifully presented and spacious three double bedroom detached family home with countryside views to the front. Pleasantly positioned in the village of Purton down private lane and occupying a generous corner plot, this family home benefits from a spacious welcoming hallway, 20ft kitchen/breakfast room, utility room, cloakroom, living room with french doors to the rear garden, a snug and a converted garage currently used as an office space and dog/boot room. The first floor has a open landing area servicing a family bathroom with four piece suite and three double bedrooms with an impressive dual aspect master bedroom boasting two built in wardrobes, a built in shoe cupboard and an en-suite complete with Jacuzzi bath. The outside offers a generous amount of space provide parking for several vehicles to the front, an enclosed private garden to the side with gated access to a rear garden mainly laid to lawn with a decked BBQ/entertainment area. Further attributes on this lovely property include uPVC double glazing throughout and MAINS GAS radiator central heating. A property not to be missed, call us today on 01793 840222

uPVC partially double glazed front door to the

Entrance Hall
13'1 x 8'11 (3.99m x 2.72m)
Wood laminate flooring. Skimmed ceiling. Three way pendant light. Double panelled radiator. Carpeted staircase with a 90 degree turn to the first floor landing. Door to under stair storage cupboard. Telephone point. Alarm panel. Door to the

Snug/Dining Room
13'1 x 10'5 (3.99m x 3.18m)
Wood laminate flooring. Skimmed and coved ceiling. Single pendant light. uPVC double glazed window to the front elevation. Double panelled radiator. Timber framed glazed double doors to the living room. TV point.

Door through to the

Kitchen/Diner
20'3 x 12'3 (6.17m x 3.73m)
Tiled flooring. Skimmed and coved ceiling. Ten recessed spotlights. Dual aspect with uPVC double glazed windows to the side and to the front elevation. Vertical radiator. Stone effect rolled top work surfaces with integrated stainless steel one and half bowl sink with side drainer and with double cupboard under. Stainless steel four ring gas hob with extractor fan over and drawer unit under. Integrated double oven. Integrated dishwasher. Three single base units. Three wall units with a splash back tiled surround. Additional stone effect rolled top work surface with splash back tiled surround and two single cupboards under. Drawer unit. Integrated fridge/freezer. Glass fronted wall units. Door to the

Utility Room
10'7 x 6'7 (3.23m x 2.01m)
Tiled flooring. Skimmed ceiling. Ceiling light. uPVC obscure double glazed door to the rear garden. Double panelled radiator. 'Worcester' combi boiler. Stone effect rolled top work surface with double cupboard under. Single wall unit. Additional work surface with space and plumbing for washing machine. Integrated stainless steel sink with cupboard under. Double wall unit. Consumer unit.

Door to the

Cloakroom
Tiled flooring. Coved and skimmed ceiling. Ceiling light. Obscure uPVC double glazed window to the rear elevation. Double panelled radiator. Low level w.c. Pedestal wash hand basin.

From the utility room door to the converted garage which is now an office area.

Office Area
11'8 x 7'11 (3.56m x 2.41m)
Fitted carpet. Skimmed and coved ceiling. Two recessed spotlights. uPVC double glazed French doors to the front elevation with fitted blinds. Double panelled radiator. Door to

Boot Room
11'8 x 9'10 (3.56m x 3.00m)
Wood laminate flooring. Coved and skimmed ceiling with four recessed spotlights. uPVC double glazed window to the rear elevation. uPVC double glazed door to the side elevation. Stone effect rolled top work surface with space under for tumble dryer, under counter fridge and under counter freezer. Loft hatch to a loft storage area with bi-fold ladder to a fully boarded open loft space with lighting.

From the kitchen/diner door to the

Living Room
17'5 x 13'8 (5.31m x 4.17m)
Fitted carpet. Coved and skimmed ceiling with a single pendant light. Two double panelled radiators. uPVC double glazed French doors to the rear garden. Gas flame effect fireplace on a Italian Limestone hearth and surround with mantle. TV point. 'Sky' point subject to contract. Hive control.

First Floor Landing
13'1 x 9'9 (3.99m x 2.97m)
Fitted carpet. Single pendant light. Dormer uPVC double glazed window to the front elevation with far reaching views. Double panelled radiator. Loft hatch to the loft storage area with ladder to a partially boarded loft storage area with power and lighting. Door to the

Family Bathroom
12'7 x 9'1 max (3.84m x 2.77m max)
Tiled flooring. Skimmed ceiling. Ceiling light. Velux window to the rear elevation. Double panelled radiator. Pedestal wash hand basin. Low level w.c. Shower cubicle with splash back tiled surround. Panelled bath with shower/mixer tap over and splash back tiled surround.

Door to

Bedroom Two
12'11 x 12'7 max (3.94m x 3.84m max)
Fitted carpet. Skimmed ceiling. Single pendant light. Velux window to the rear elevation. Double panelled radiator. Free standing wardrobe included with double width full length mirrored sliding doors with shelving and hanging rail. TV point.

Bedroom Three
11'11 x 9'4 (3.63m x 2.84m)
Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed dormer window to the front elevation with distant views. Double panelled radiator. Free standing double width wardrobe with full length mirrored sliding doors, shelving and hanging rail.

Master Bedroom
19'3 x 12'2 (5.87m x 3.71m)
Fitted carpet. Coved and skimmed ceiling. Six recessed spotlights. uPVC double glazed dormer window to the front elevation. Double panelled radiator. Built-in shoe cupboard with shelving. Two built-in double width wardrobes with shelving and two sets of hanging rails. Additional built-in wardrobe with shelving and hanging rail. TV point. Door to the

En-Suite Bathroom
9'9 x 6'6 (2.97m x 1.98m)
Tiled flooring. Skimmed ceiling. Ceiling light. Velux window to the rear elevation. Vanity wash hand basin. Low level w.c. Double width jacuzzi bath with splash back tiled surround. Double panelled radiator. Extractor fan.

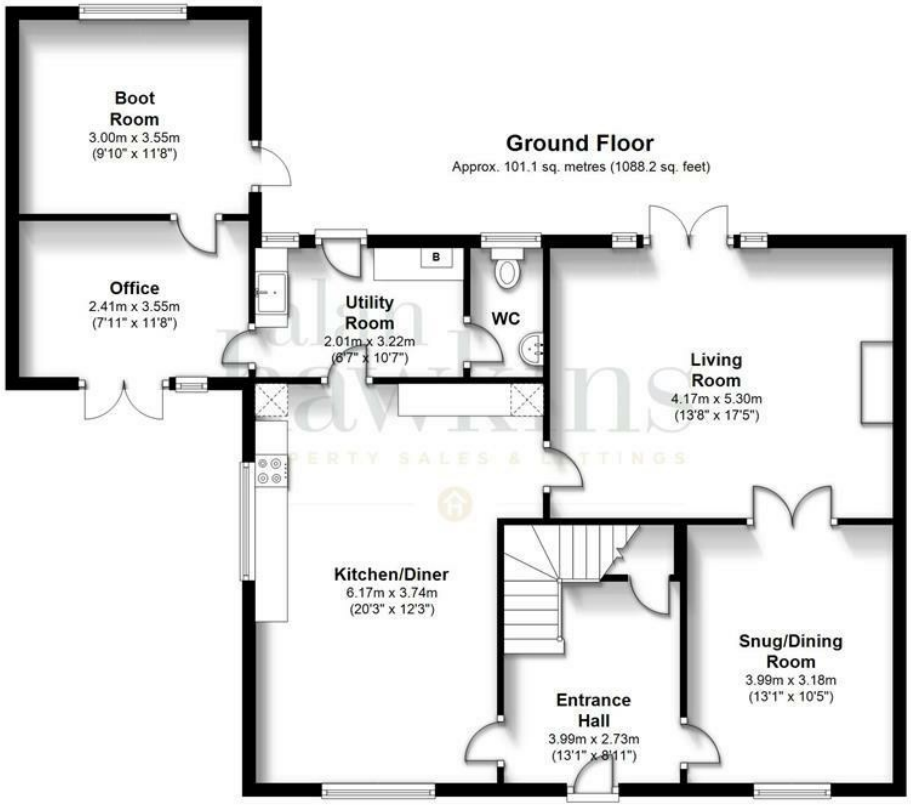
Outside To The Front
Fully enclosed block paved driveway with picket fencing surrounding providing parking for several vehicles with side gated access either side of the property which leads to a side garden.

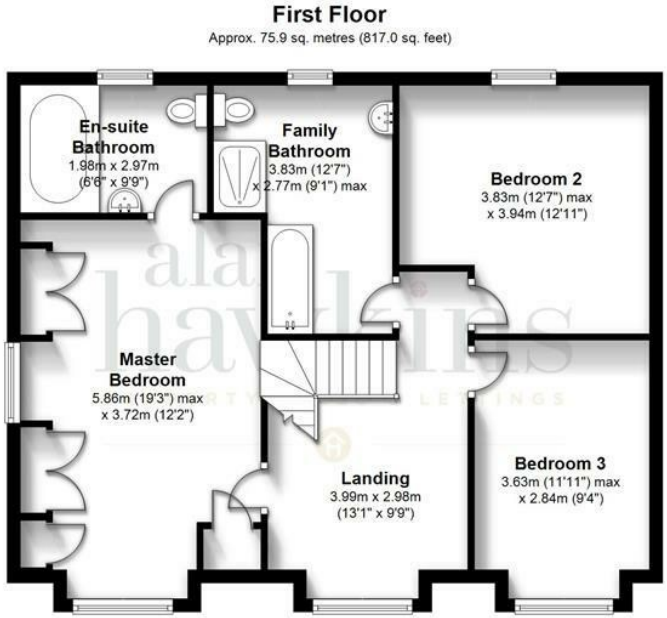
Side Garden
Which is mainly laid to lawn with patio seating area surrounded by laurel hedges. Fully enclosed with an additional gate giving access to the

Rear Garden
Patio seating area. Timber framed shed with power and lighting. Garden mainly laid to lawn. Fully enclosed and surrounded by close board fencing with an array of shrubs. Timber framed summer house with glass panelled doors and power and lighting. Decked verranda/barbecue entertainment area with plolycarbonate roof over. Outside security light. Outside tap.

Viewings
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109





Total area: approx. 177.0 sq. metres (1905.2 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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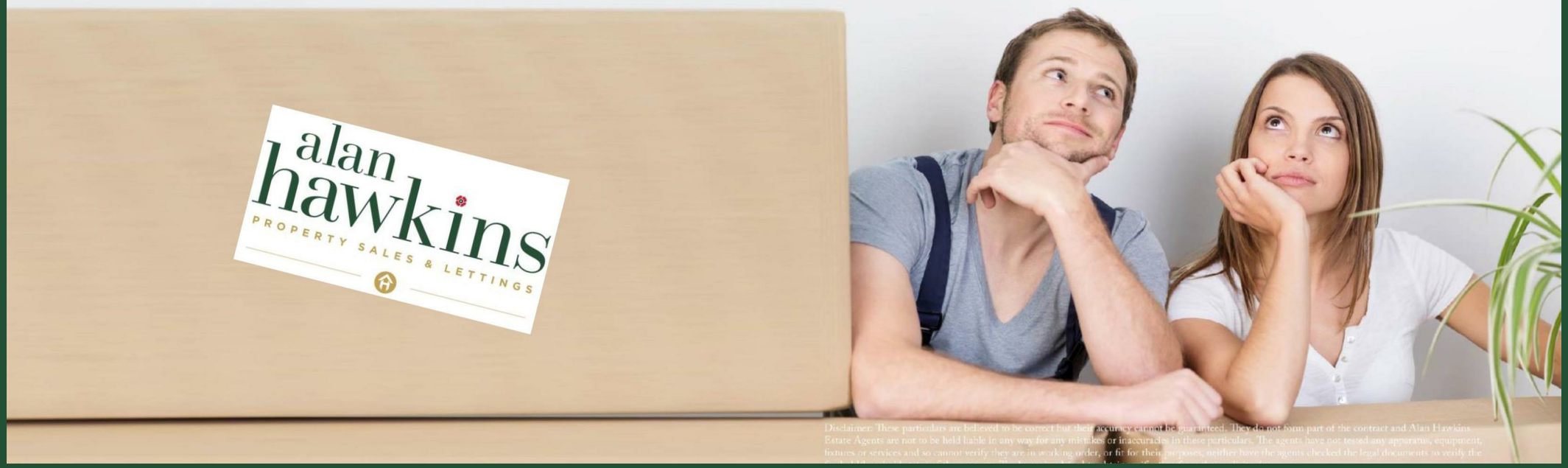

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