



Harts Close, Goatacre, SN11 9JW

- 3 Bedroom End Of Terrace
- Semi-Rural Village Loc.
- Conservatory
- Utility/WC
- Kitchen/Breakfast Room
- Living Room
- Oil Fired Central Heating
- uPVC Double Glazing
- V.Well Presented



Harts Close, Goatacre, SN11 9JW

£219,950

A wonderful three bedroom cottage located in the small village of Goatacre nestled between the village of Lyneham and the market town of Calne with Royal Wootton Bassett located approximately 5 miles to the North.

Enhanced by the current vendors this property comprises an entrance porch, open plan hallway and living room with feature fireplace, a modern kitchen/breakfast room with a large opening to a conservatory and a separate utility area with WC. The first floor has a family bathroom and three good size bedrooms. There is a low maintenance, fully enclosed rear garden laid to patio and artificial grass benefiting from side gated access and a small enclosed garden to the front, accessed via a pedestrianised path which in turn leads to the parking nearby. Further benefits include uPVC double glazing throughout and oil fired central heating. Viewings are highly recommended, contact Alan Hawkins Property Sales today.

Entrance Porch

Entrance porch. Door to hallway. Skimmed ceiling. Ceiling light. Double radiator. Laminate flooring. Box housing the consumer trip switch unit. Thermostat control and digital timer control for the domestic hot water and central heating. Carpeted staircase to the first floor landing. Understair recess. Open plan to the

Living Room

Skimmed ceiling. Chrome pendant light. Two double radiators. Laminate flooring. uPVC double glazed window to the front elevation. Feature fire with marble effect hearth, backing with fire surround. 'Sky' coax lead (subject to contract). Telephone point. Open doorway to the

Kitchen/Breakfast Room

15'7" x 9'8" (4.75 x 2.95)

Skimmed ceiling. Laminate flooring. Two sets of four way spot lights. Obscure uPVC double glazed window to the rear. Oak top work surface with a porcelain sink with swan neck tap with cupboard under. Space and plumbing for dishwasher. Space for upright 'American style' fridge/freezer. Mid-height double oven and grill with cupboard under and cupboard over. Integrated four ring electric stainless steel hob with stainless steel extractor hood over with tiled splash back behind. Set of drawers, further three single base units. One single wall unit and one double wall unit all with soft closing doors. Opening to the conservatory.

Conservatory

14'3" x 9'0" (4.34 x 2.74)

Double radiator. Polycarbonate pitched roof. Pendant light. Two wall mounted up

lighters. Tiled flooring. Floor to ceiling double glazed windows with further uPVC French doors to the rear garden.

From the hallway a carpeted staircase with pine spindled balustrade with fitted carpet. Door to Utility Area/WC.

Utility/WC

Tiled flooring. Pitch poly-carbonate roof. Frosted uPVC double glazed window to the rear elevation. Close coupled WC. Pedestal wash hand basin. Space and plumbing for washing machine and dryer.

Landing

Textured ceiling. Pendant light. Drop down loft hatch with pull down loft ladder to the partially boarded loft area. Panelled door to the airing cupboard housing a lagged hot water cylinder with immersion heater and slatted shelving.

Panelled door to

Bedroom One

13'8" x 8'9" (4.17 x 2.67)

Textured ceiling. Pendant light. uPVC double glazed window to the front elevation with partial views. Single radiator with thermostat control. Fitted carpet. Television coax lead.

Panelled door to

Bedroom Two

12'7" x 7'7" (3.84 x 2.31)

Textured ceiling. Pendant light. Fitted carpet. Single radiator with thermostat control.

uPVC double glazed window to the rear elevation.
Panelled door to

Bedroom Three

10'6" max x 6'8" (3.20 max x 2.03)

Skimmed and coved ceiling. Pendant light. Fitted carpet. uPVC top hung double glazed window to the front elevation. Single radiator with thermostat control. Built-in bulk head storage cupboard.
Panelled door to the

Bathroom

Skimmed ceiling. Three recessed downlighters. White suite comprising panelled bath with a 'Triton' electric shower over. Pedestal wash hand basin. Close coupled w.c. Mostly tiled surrounds. Vinyl flooring. uPVC obscure double glazed window to the rear elevation. Chrome heated towel rail.

Outside Front

Enclosed front garden with gated access and pathway to the front entrance porch.

Outside Rear

Patio seating area with steps up to a raised garden, laid to artificial grass. Fully enclosed by fencing with gated side access and outside cold water tap.

Parking

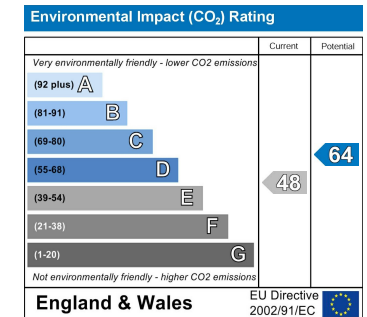
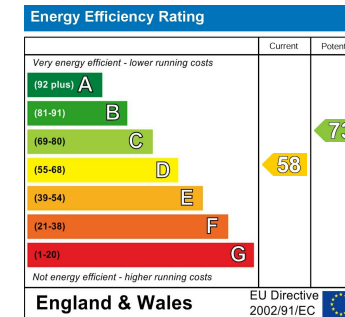
Ample nearby parking. (Non allocated).

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

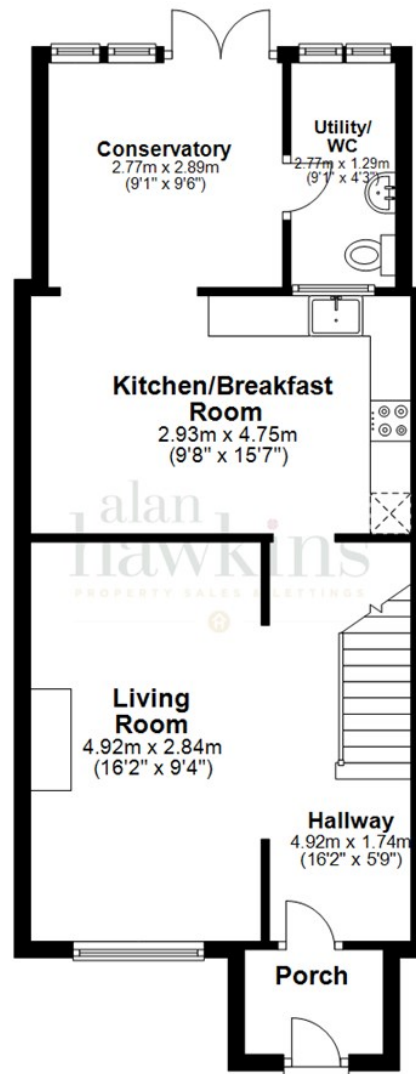






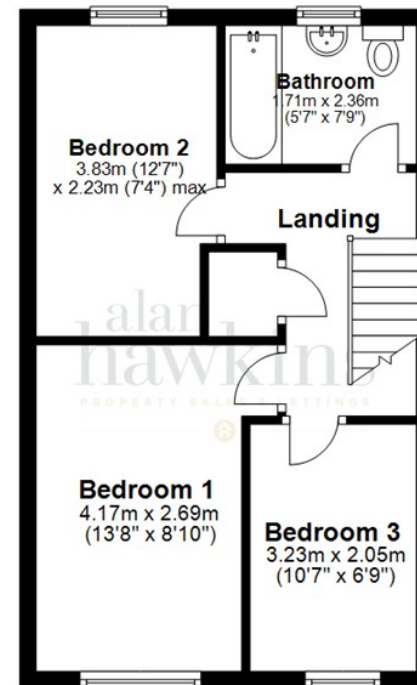
Ground Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

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