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PROPERTY SALES & LETTINGS



7 Harts Close, Goatacre, Calne, SN11 9JW

- Extended 3 Bedroom Cottage
- 3 Double Bedrooms
- Open Plan Kitchen/Diner with Open Flue Fire
- Ground Floor Bath/Shower Room
- First Floor Shower Room
- Surrounding Gardens
- Hamlet Location
- No Onward Chain
- Viewing Recommended



7 Harts Close, Goatacre, Calne, SN11 9JW

£265,000

An impressive and delightful extended cottage offering three double bedrooms 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. Occupying a relatively private plot with front, side and rear gardens, this attractive property boasts an entrance hall, a generous wet room/bathroom with designer fittings, a spacious and open plan kitchen/diner with an open flue fire and separate lounge with uPVC French doors to the rear garden. To the first floor is a very impressive master bedroom measuring 20ft in length with a further two double bedrooms and shower room. To the outside are well stocked front and rear gardens, the rear being very private, enclosed and benefits from side and rear gated access. Parking is offered by way of on street parking, being located at the end of a village lane is plentiful. Further attributes include uPVC double glazing, oil fired central heating and no onward chain. Viewing is highly recommended.

Partially glazed uPVC entrance door gives access to the

Entrance Hall

Skimmed ceiling. LED down lights. Oak flooring. Radiator. Carpeted staircase with a 90 degree return with an under stair recess. Double doors to a boiler cupboard housing a wall mounted boiler supplying the domestic hot water and central heating. Door to a

Bath/Wet Room

11'2 x 5'11 (3.40m x 1.80m)

Skimmed ceiling. Four down lighters. uPVC obscure double glazed window to the side elevation and also to the front elevation. Tiled flooring. Mostly tiled surrounds. Double ended panelled bath. Close coupled w.c. Glass bowl sink with water flow tap and tiled splash back. Chrome heated towel rail. Wet Room with monsoon shower head and extractor fan.

Glazed door to the

Kitchen/Dining Room

21'7 max x 16'3 max (6.58m max x 4.95m max)

Kitchen Area with skimmed ceiling. Eight LED spotlight down lighters. uPVC double glazed window to the rear elevation and also French doors to the rear elevation. Matching kitchen units cream gloss fronted base units under a stone effect laminated rolled top work surface with inset ceramic sink with drainer to the side. Doors to double under surface appliance spaces with plumbing for washing machine. Two single cupboards. Further work surface with a four ring 'Bosch' halogen hob and electric integrated oven with two side cupboards. Peninsular breakfast bar with two single

cupboards and a drawer unit and one double and single to the other side. Double wall mounted unit over. Further one corner and one single wall units. Space for upright fridge/freezer. Two pendant lights. Wall mounted thermostat control. Vertical radiator. Oak flooring. Open plan to the Dining Area with a pendant light. Four LED down lights. Coving. Open flue fire with a slate hearth and oak beam mantle over. Single radiator. uPVC double glazed window to the front elevation.

Glazed panelled door to the

Lounge

14'5 x 11'4 (4.39m x 3.45m)

Coved ceiling. Two wall lights. uPVC French doors to the rear elevation. Quarry tiled flooring. Single radiator. Television point. uPVC double glazed window to the side elevation.

Carpeted staircase to the

First Floor Landing

Drop down loft hatch to the loft storage space. LED down light. Door to an airing cupboard housing a lagged hot water cylinder with an immersion heater and slatted shelving. Shower pump. Door to the

Master Bedroom

20'9 x 11'4 (6.32m x 3.45m)

Skimmed ceiling. Six recessed down lights. uPVC double glazed dormer windows to the front and rear elevation. Double radiator. Wall light.

Bedroom Two

13'3 x 10'6 (4.04m x 3.20m)

Skimmed ceiling. Pedant light. uPVC double glazed window to the front elevation. Double radiator. Fitted carpet. Door to a large storage cupboard/walk-in wardrobe with hanging space, carpet and pendant light.

Bedroom Three

10'9 x 10'4 (3.28m x 3.15m)

Textured ceiling. Four recessed LED down lights. Double radiator. uPVC double glazed window to rear elevation. Fitted carpet.

Shower Room

5'11 x 4'7 (1.80m x 1.40m)

Skimmed ceiling. Two LED down lights. Extractor fan. Corner mounted shower cubicle with PVC panelling with a plumbed shower and glass shower screen. Wash hand basin with tiled splash back. Corner mounted close coupled w.c. Tiled vinyl flooring. Single radiator.

Outside

Mature front side and rear garden. Front garden is laid to lawn and enclosed by panel fencing, trellis and hedgerow with flower borders. Side gated access to the side and rear garden.

Side Garden

Patio and a large timber shed. Oil storage tank. Raised flower bed. Railway sleepers.

Rear Garden

29ft in length approximately x 40ft in width (8.84mft in length approximately x 12.19mft in width)

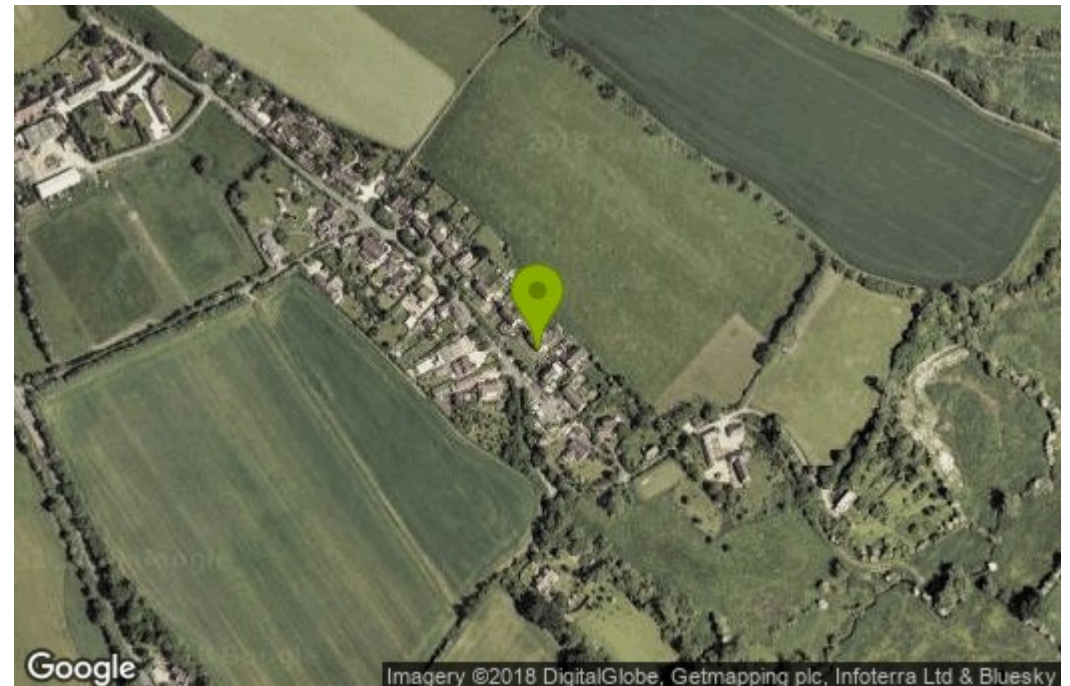
Full width patio. Garden laid to lawn. Enclosed by leylandii hedging and wire fencing. Arbour and gated access to the rear. Newly erected timber garden shed. Outside cold water tap. Outside lighting. Non overlooked from the immediate rear.

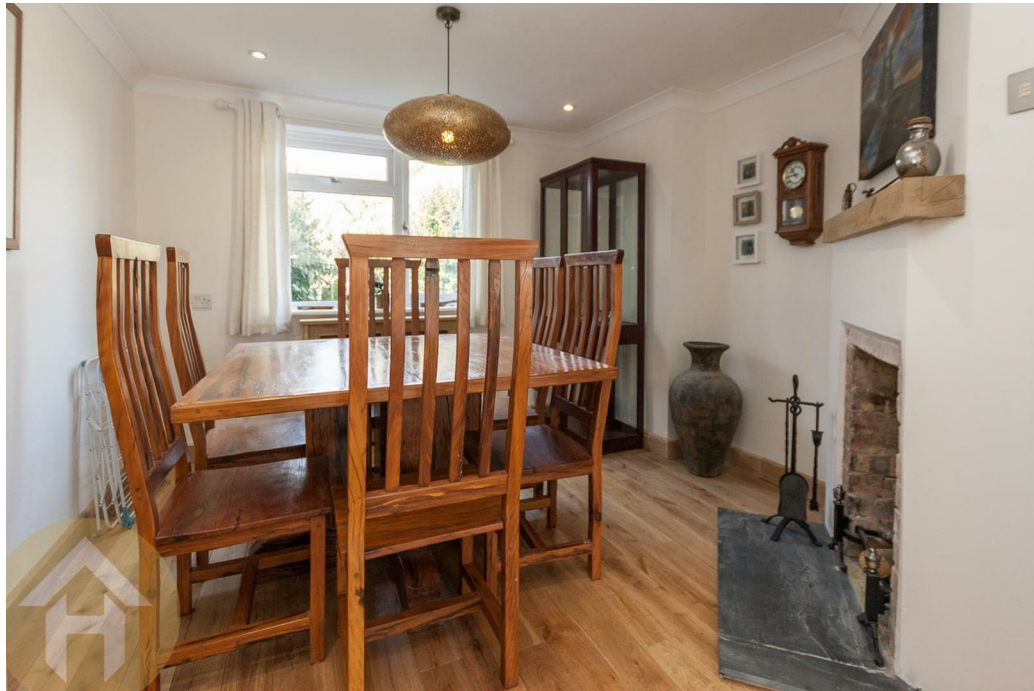
Viewings

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

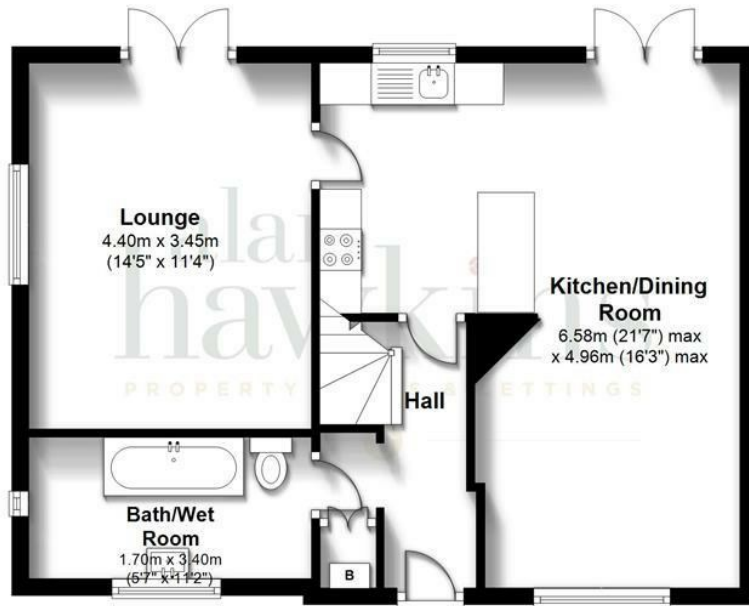






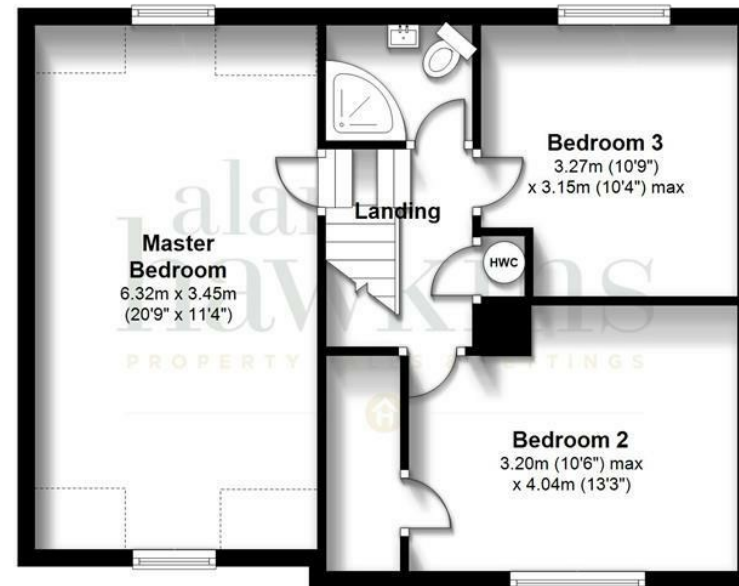
Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 108.4 sq. metres (1167.2 sq. feet)

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