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Purton, Pavenhill Purton, SN5 4DB

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





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- Stunning Family Home
- Bathroom & En-Suite With Underfloor Heating
- Utility Room & Laundry Room
- Basement
- 100ft Plus Rear Garden

- Four Double Bedrooms
- Beautifully Extended
- Cloakroom
- Integral Garage
- Viewings Highly Recommended



# 93 Pavenhill Purton, SN5 4DB

£525,000

A wonderful opportunity to purchase this fantastic FOUR DOUBLE BEDROOM family home, TASTEFULLY EXTENDED by the current owners creating a modern way of living with this STUNNING open plan KITCHEN/DINER/FAMILY room opening out onto a c130ft rear garden which simply must be seen!

This 1905 Edwardian home still retains plenty of characteristic features throughout with 9ft high ceilings downstairs and a layout which comprises a front entrance porch leading to an inner hallway with stairs to a first floor landing, a spacious 24ft living/family room with cast iron wood burning stove, a stunning 'L' shaped 24ft x 20ft kitchen/diner complete with breakfast bar, utility room, laundry room and cloakroom with patio and French doors opening out to the rear garden. From the dining area, an internal door provides access to the integral garage (also benefiting high ceilings for extra storage) and stairs which lead down to a basement.

Upstairs and to the first floor are four generous bedrooms with a 16ft primary bedroom enjoying an en-suite shower room with double width shower and underfloor electric heating and a tastefully designed family bathroom also benefiting electric underfloor heating. Outside and to the front is driveway parking for at least three vehicles and SIDE GATED ACCESS to the rear garden. The fully enclosed rear garden is over 130ft in length as offers a large patio seating area off the extended kitchen, garden mainly laid to lawn with vegi patch and greenhouse to the bottom.

Additional benefits include uPVC double glazing and gas radiator central heating via a modern Worcester combi boiler. Overall, a superb property on offer which is sure to please so contact Alan Hawkins Property Sales today to arrange a viewing.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

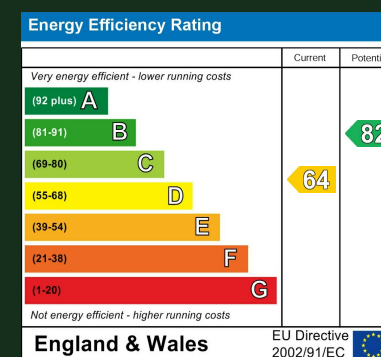
## Council Tax: Wiltshire Council

Tax Band C For year 2023/24 = £1,956.19  
For information on tax banding and rates, please call Wiltshire Council. Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)







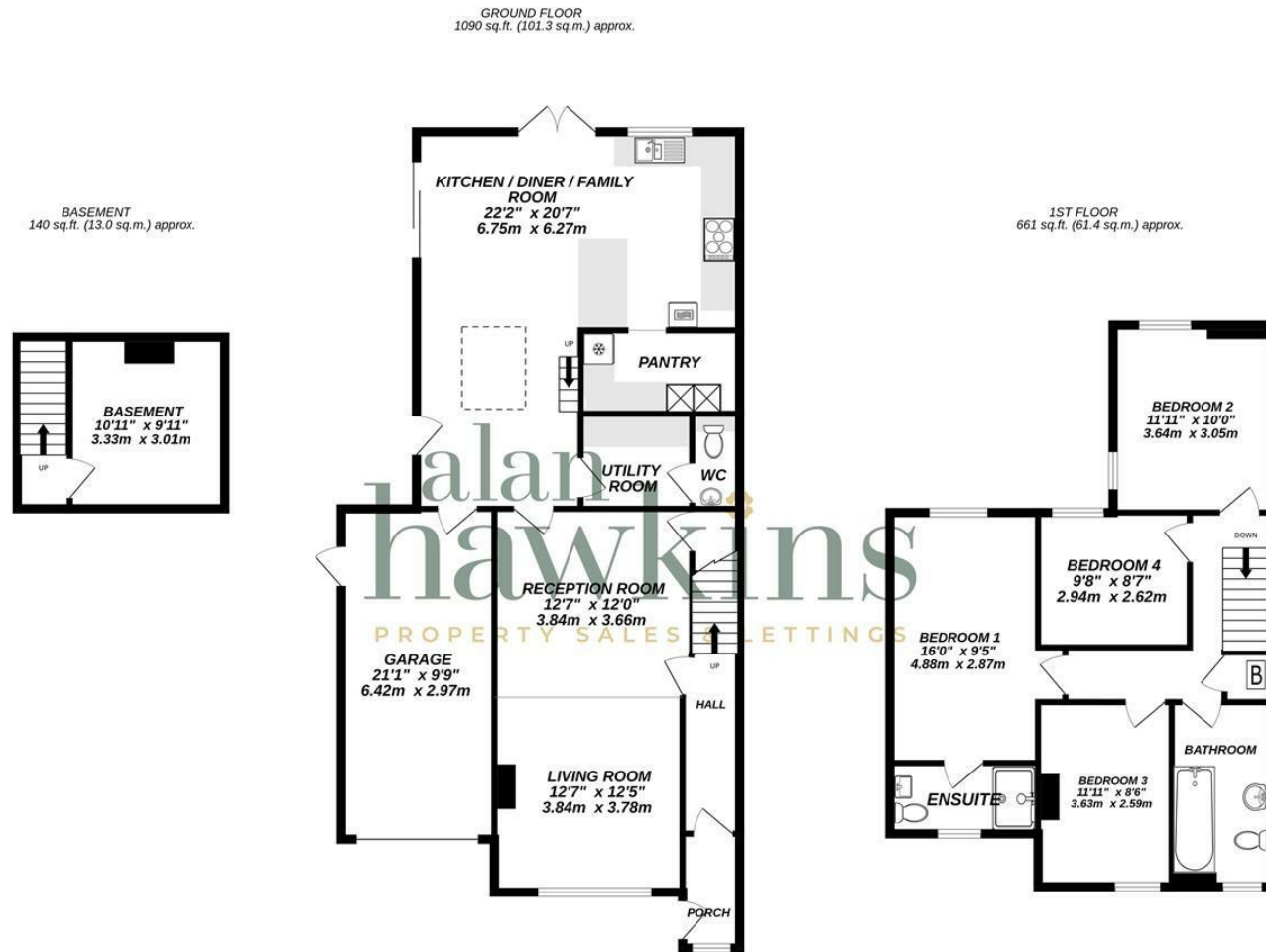












TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.

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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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