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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error 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 quality or efficiency can be given.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

England, Scotland & Wales
 EU Directive 2002/91/EC



1ST FLOOR



GROUND FLOOR



- Detached Home
- Four Bedrooms
- Modern Fitted Kitchen
- Utility Room
- Ensuite to Master
- Enclosed Rear Garden
- Double Garage
- EPC: D (62)



SITUATION:

Kingfisher Drive is a small cul-de-sac of similar style properties forming part of a popular residential area on the outskirts of the town. Bowerhill has a sports centre, local shops, public house, junior school and the new Oak Community School. The town centre with its wide range of amenities is about two miles away and for the more distant commuter, other towns of Trowbridge 5 miles, Chippenham 8 miles, Devizes 8 miles, Bradford On Avon 6 miles and the city of Bath 10 miles, are all easily accessible.

DESCRIPTION:

A charming detached four bedroom family home located in a favoured cul-de-sac position on the outskirts of town. The property benefits from entrance hall, cloakroom, lounge, fitted kitchen with utility room and dining room downstairs. Upstairs provides four good size bedrooms with en-suite to master and family bathroom. To the rear there is an enclosed rear garden leading to the detached double garage and ample driveway parking. Must be viewed!

BEDROOM ONE:

12' 6" x 9' 6" (3.81m x 2.9m) With double glazed window to front, radiator and built in wardrobe.

ENSUITE:

Fully tiled with shower cubicle, wash hand basin, low level WC, double glazed window to side, radiator, shaver point, tiled floor, double glazed window, chrome ladder radiator and recess spotlights.

BEDROOM TWO:

10' 6" x 9' 3" (3.2m x 2.82m) With double glazed window to front and built in wardrobe.

BEDROOM THREE:

8' 9" x 8' 0" (2.67m x 2.44m) With double glazed window to rear and radiator.

BEDROOM FOUR:

7' 6" x 6' 6" (2.29m x 1.98m) With double glazed window to rear and radiator.

ACCOMODATION:

ENTRANCE HALL:

With radiator, laminate floor, understairs cupboard.

CLOAKROOM:

Half tiled with low level wc, wash hand basin, radiator, laminate floor and extractor fan.

LOUNGE:

16' 0" x 10' 6" (4.88m x 3.2m) With double glazed window to front, double glazed sliding patio doors to rear, two radiators, laminate floor, attractive fire place with gas fire and coved ceiling.

DINING ROOM:

9' 8" x 9' 6" (2.95m x 2.9m) With double glazed window to front, radiator, laminate floor and coved ceiling.

BATHROOM:

Fully tiled comprising of panelled bath with shower screen and fittings over, low level WC, inset wash basin with cupboard below, double radiator, double glazed window to rear, fitted mirror, shaver point, tiled floor and recess spotlights.

OUTSIDE:

The property is approached over a double width driveway, providing additional parking for several cars leading to the detached double garage with two up and over doors, side door to garden, light and power points.

GARDEN:

To the front of the property, the garden is enclosed by a mature hedge and laid to lawn. Gated side entrance leads to the good side rear garden which is fully enclosed with timber fencing, also laid to lawn with two patio areas, flower beds, shrubs, bushes and trees. Timber summerhouse, garden shed and outside tap.

KITCHEN:

12' 6" x 9' 8" (3.81m x 2.95m) Fitted with a range of wall and floor units, work surfaces, one and a half bowl inset enamel sink drainer, tiled surrounds, four ring gas hob with extractor canopy over, split level electric double oven, built in fridge/freezer and microwave, kick space heater, double glazed window to rear, wine rack and door to:-

UTILITY ROOM:

6' 0" x 5' 9" (1.83m x 1.75m) With range of wall and floor cupboards, stainless steel sink unit, plumbing for washing machine, cupboard housing gas fired central heating boiler (not tested) and door to garden.

FIRST FLOOR:

LANDING:

With airing cupboard housing insulated hot water tank with fitted emersion heater and slatted shelves. Loft access with folding ladder.

COUNCIL TAX:

The property is a Band D with the amount payable for 2020/21 being £1,968.08.

TENURE:

Freehold with vacant possession on completion.

SERVICES:

Main services of gas, electricity, water and drainage are connected.

CODE: 10425 22/09/2020

TO VIEW THIS PROPERTY:

Please call 01225 706 860 or email residentialsales@kavanaghs.co.uk.

