



5 BEDROOM SEMI-DETACHED HOME | NEW ROAD, SN15 | GUIDE PRICE £535,000

DESCRIPTION

Location, location, location!

A cleverly extended family home with plenty of accommodation for any growing family, including an impressive Master bedroom suite with highly desirable countryside and farmland views from both the front and rear.

This spacious home boasts five bedrooms complemented by two reception rooms and a fantastic 20ft conservatory. The front sitting room has a log burning stove and glass panelled double doors leading to a separate dining room. The fantastic conservatory allows enjoyment of the rear garden all year round which also has doors into the desirable attached double garage.

There is a 21ft modern fitted kitchen with a central island/breakfast bar and an abundance of integrated appliances.

Set off the kitchen and parquet floored entrance hall is a utility room. A useful wet room has been created downstairs requiring prospective buyers to finish off to their own taste completing the ground floor.

There are two separate staircases to the first floor which means the fourth bedroom is useable and not a 'through' room. There are five bedrooms, four are doubles, three of which have fitted wardrobes with an en-suite bathroom to the second. The single bedroom is currently used as a study, with useful built in shelving.

The highly desirable Master bedroom with it's arched window and vaulted ceiling including bespoke wardrobes with lights, oak doors, a fabulous 'boutique style' en-suite with a separate shower and bath with slate effect floor tiles, American black walnut tops and effective mood lighting is a sight to behold.

Outside there is a front garden providing privacy from the quiet lane, off road driveway parking for up to six cars leading to a double garage with light, power and



an electric door which is ideal for conversation (subject to planning).

There is a private West facing rear garden backing on to planted vegetable fields, open farmland and stunning untouched far reaching countryside views. Ideal for entertaining guests and alfresco dining in these warmer months ahead.

In summery, a fantastic family home located in a highly desirable position. A rare gem ready and waiting for its next chapter.

New Road is a quiet lane located in the highly sought after Wiltshire village of Bromham. Surrounded by open countryside and farmland with stunning walks and historic paths right on the doorstep. The village has a fantastic community with lots going on and has a great choice of local amenities including St Nicholas VC Primary School, Busy Kids Nursery, St Nicholas Church, The Greyhounds Public House and H F Stiles & Son Butchers. Also not far away are the Towns of Chippenham which has a main line railway station, Devizes with its stunning listed buildings, historic locks, and weekly market, Calne and Melksham. The M4 motorway is just a short drive away, Jct 17.

Services:
Mains gas fired central heating, water, electricity and drainage are all connected.
Under floor heating (wet system) to wet room.
Council Tax Band: E

Agents Note: The ground floor wet room needs to be finished - The basin and toilet are fully installed.

KEY FEATURES

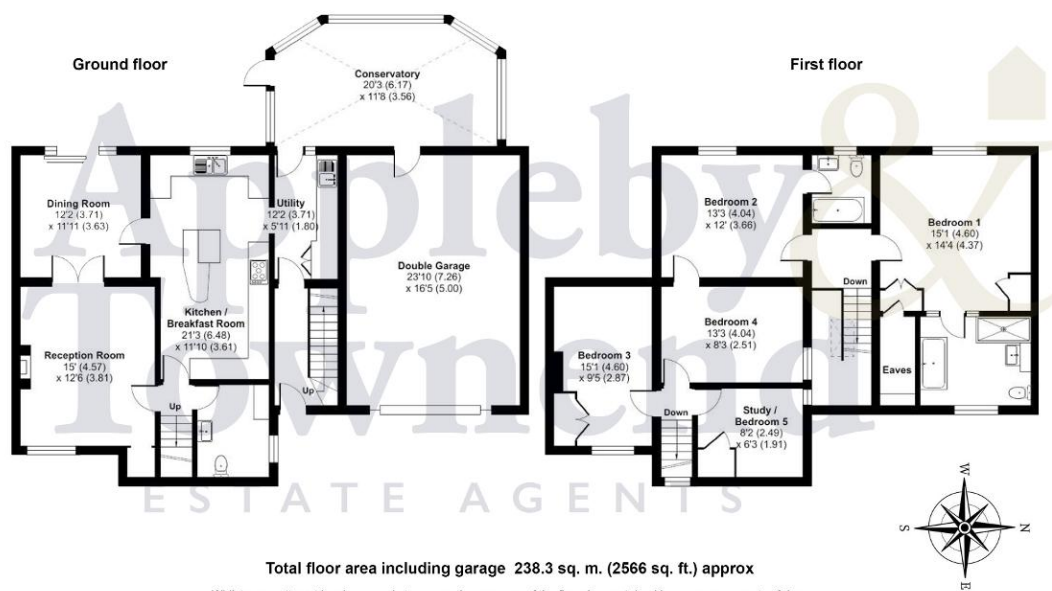
- Highly desirable country home
- Five bedrooms with two en-suite's



- Separate dining room with French doors
- 20ft conservatory with beautiful views
- Private West facing rear garden
- Fabulous views from front & back
- Sitting room with wood burner
- 21ft fitted kitchen/breakfast room
- Separate utility room
- Off road parking & impressive garage



Floor Plan



Total floor area including garage 238.3 sq. m. (2566 sq. ft.) 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 of efficiency can be given.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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