



Catkins, Church Road
Derry Hill, Calne, SN11 9NR



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IMMACULATELY PRESENTED and sold with **NO ONWARD CHAIN** this is a truly **DELIGHTFUL** former barn and village garage which has been **UPDATED** and **IMPROVED** to a very high standard.

- One/Two Bedroom Detached
- Completely Updated
- En Suite Facilities
- Off Road parking
- Full Planning For A Ground Floor Extension
- Double Glazing
- Mains Gas Central Heating
- **NO ONWARD CHAIN**

Guide Price £229,950



Description

IMMACULATELY PRESENTED and sold with NO ONWARD CHAIN this is a truly DELIGHTFUL former barn and village garage which has been UPDATED and IMPROVED to a very high standard. With accommodation over two floors the property is entered through a door to the side which leads into the main accommodation. From here there is a lovely fitted kitchen with built in appliances which include a cooker, washing machine and fridge and a further room which could accommodate a single bed and thus be utilised as a bedroom or alternatively as a snug/study. There are stairs which rise to a landing area with a bedroom off. The bedroom has sky lights to the front and back with views down Church Road and plenty of wardrobe space and a door to the attractive en suit bathroom. The property is heated by a mains gas fired central heating system and has double glazed wooded sealed units. Externally there is a courtyard garden to the side which is private and enclosed and a shed located to the rear. To the front and other side of the property is the off road parking which can accommodate three/four cars. There is full planning for a ground floor extension which adds to the appeal of this property.

Situation

The very popular village of Derry Hill offers a primary school, post office, church and public house. Bowood House and Gardens together with the newly opened Hotel Spa and Golf course are situated nearby. There is a more comprehensive range of amenities available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junctions 16 & 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band: - B

Freehold

Mains Services

Mains Gas Fired Central Heating

Wooden Double Glazed Sealed Units

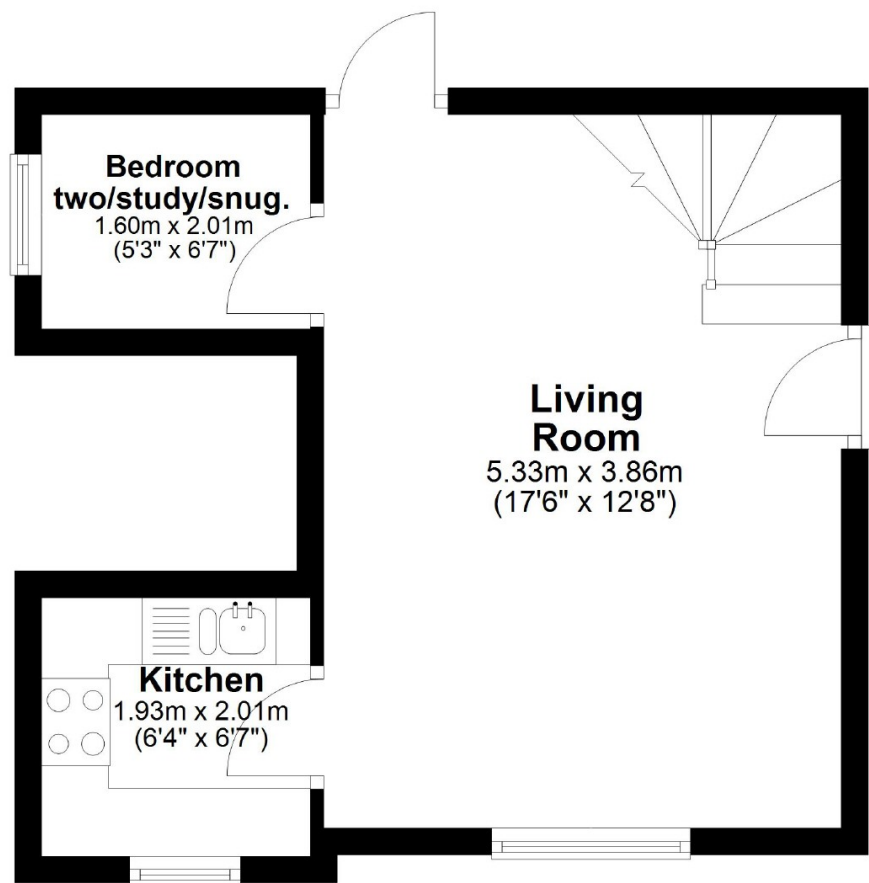
EPC Rating: - C



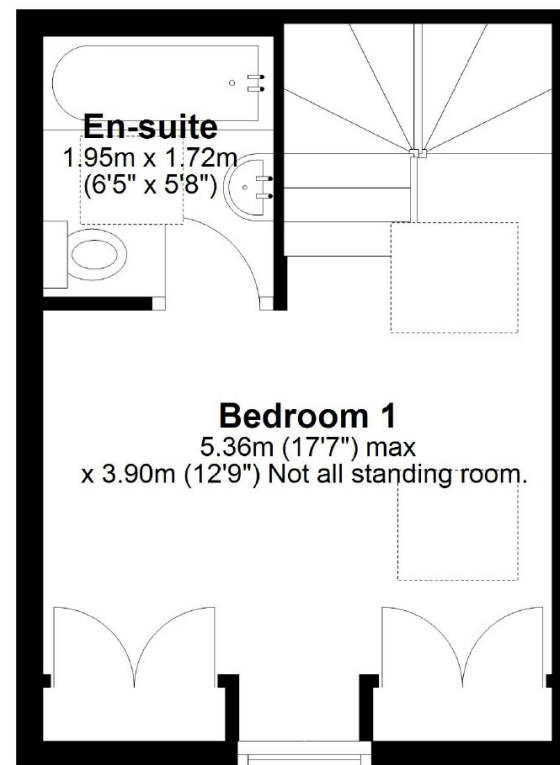
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Ground Floor



First Floor



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