



3 Middle Farm Close, Dauntsey, Chippenham, Wiltshire, SN15 4GY
£364,950

Built in 2009 located within the village of Dauntsey this well presented detached family home offers ample parking as well as the additional benefit of a detached double garage. Internally the property comprises: entrance hallway, lounge, kitchen, utility room, cloakroom, dining area, four bedrooms, family bathroom and en suite shower room to the main. An internal viewing is recommended.

- **Detached Family Home**
- **Four Bedrooms**
- **Lounge, Kitchen & Dining Room**
- **Utility & Cloakroom**
- **Bathroom & En Suite Shower**
- **Detached Double Garage**
- **Ample Driveway Parking**
- **Village Location**

Entrance Hallway

Double glazed front door, radiator, under stairs cupboard, doors to the kitchen, dining area and lounge.

Lounge 22'05" x 11'05" (6.83m x 3.48m)

Double glazed window to the front, double glazed patio doors to the rear, radiators and electric fire with surround.

**Lounge Reverse****Kitchen/Dining Room****Kitchen Area 10'08" x 8' (3.25m x 2.44m)**

Double glazed window to the rear, tiled floor, door to the utility room, range of floor and wall mounted units, gas hob, extractor fan, double electric oven, stainless steel sink and drainer, integral fridge/freezer, plumbing for a dishwasher and tiled splashers.

**Dining Area 11'07" x 8'05" (3.53m x 2.57m)**

Double glazed window to the front, radiator, tiled floor and opening to the kitchen.

Utility Room 6'09" x 5'05" (2.06m x 1.65m)

Double glazed door to the rear, tiled floor, stainless steel sink and drainer, integral washing machine and wall mounted gas fired boiler. Door to the cloakroom.

Cloakroom

Double glazed window to the rear, radiator, toilet and wash hand basin.

Landing

Double glazed window to the rear, radiator, airing cupboard, loft access (loft space is partially boarded) and doors to all bedrooms and the bathroom.

Bedroom One 12'05" x 11'03" Average (3.78m x 3.43m)**Average)**

Double glazed window to the front, radiator, fitted wardrobe and door to the en suite shower room.

**En Suite 7'07" x 4'01" (2.31m x 1.24m)**

Double glazed window to the side, radiator, laminate flooring, wash hand basin and toilet.

Bedroom Two 14'08" x 8'02" Max (4.47m x 2.49m Max)

Double glazed window to the front, radiator and fitted wardrobe.

**Bedroom Three 11'04" x 8'07" (3.45m x 2.62m)**

Double glazed window to the front, radiator and over stairs cupboard.

**Bedroom Four 8'01" x 7'07" (2.46m x 2.31m)**

Double glazed window to the rear, wardrobe and radiator.

Bathroom 7'09" x 7'07" (2.36m x 2.31m)

Double glazed window to the rear, radiator, wash hand basin, toilet, bath and mains shower over.

**Outside****Rear Garden**

Laid to lawn with patio area and mature shrubs.

Double Garage 18' x 17'01" (5.49m x 5.21m)

Up and over door to the front, power, light, partially boarded loft space and windows to the side.

**Driveway**

The driveway leads from the front of the property along the side of the house in to the garden and provides ample parking for multiple vehicles.

Tenure

We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

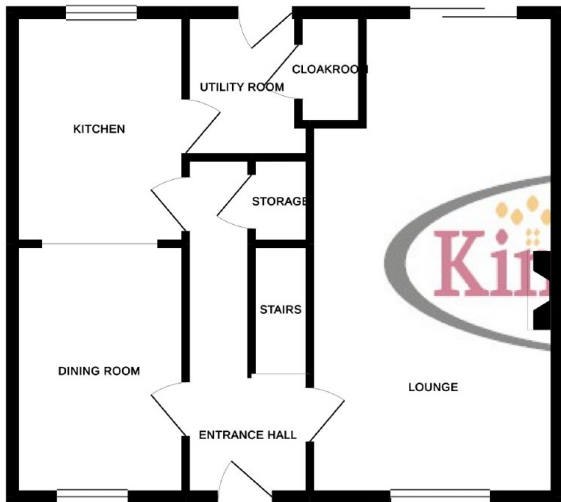
Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

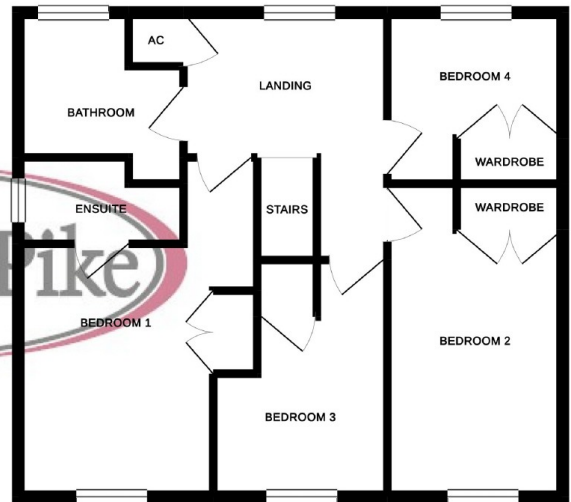
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

GROUND FLOOR



1ST FLOOR



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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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