



**3 Lime Trees, Christian Malford, Chippenham, Wiltshire, SN15 4BN
£775,000**

Set within a generous plot, occupying an enviable position within the ever popular village of Christian Malford, this modernised and stylish detached home offers many attractive features. The South facing rear garden is laid to lawn, decking and seating areas with a mature selection of shrubs and trees, the front garden provides a summer house, double Oak framed car port and ample driveway parking and the Four bedroom home itself offers well proportioned and flexible living. AN INTERNAL VIEWING IS A MUST.

- **Detached Family Home**
- **Four Bedrooms**
- **En Suite, Bathroom, Cloakroom**
- **Kitchen & Utility**
- **Lounge, Dining Room & Office**
- **Generous Gardens**
- **Double Car Port & Driveway**
- **Village Setting**

Entrance Hall/Formal Dining 20' x 10'10" (6.10m x 3.30m)

Composite front door with double glazed inserts and double glazed full length panels, double glazed french doors to the rear leading in to the garden, parquet flooring, double glass doors to the lounge, radiator, under stairs storage cupboard, door to the kitchen/breakfast room and opening to the hallway.

**Hallway**

Parquet flooring, stairs to the first floor with glass banister, storage cupboard, wine store with full length glass door, door to the cloakroom, door to the utility room and door to the office/gym.

Cloakroom

Double glazed window with fitted shutters, tiled floor, radiator, toilet and wash hand basin.

Utility Room 7'08" x 7'04" (2.34m x 2.24m)

Double glazed door to the front, radiator, stainless steel sink and drainer, floor and wall mounted units, plumbing for a washing machine and space for a tumble dryer.

Gym/Office 15'11" x 8'06 (4.85m x 2.59m)

Double glazed windows to the front, side and rear, laminate flooring and radiator.

Lounge 23'04" x 17'05" maximum (7.11m x 5.31m maximum)

Double glazed windows and double glazed Bi-Fold doors to the rear opening on to the garden decking, Parquet flooring, two radiators, Stovax wood burner with tiled surround, hearth and fitted wall storage units.

**Kitchen/Breakfast Room 19'07" x 18'10" (5.97m x 5.74m)**

Dual aspect with double glazed windows to the front, side and rear with double glazed French doors leading in to the garden. Parquet flooring, radiator, range of floor and wall mounted units with Granite work surfaces, granite splashes, inset one and a half bowl sink and drainer, inset Neff Induction Hob with motorised Neff extractor fan, Neff electric oven, Neff Combi oven, warming drawer, two integral fridges and two

integral freezers, pantry cupboard, Granite breakfast bar and spotlighting.

**Landing**

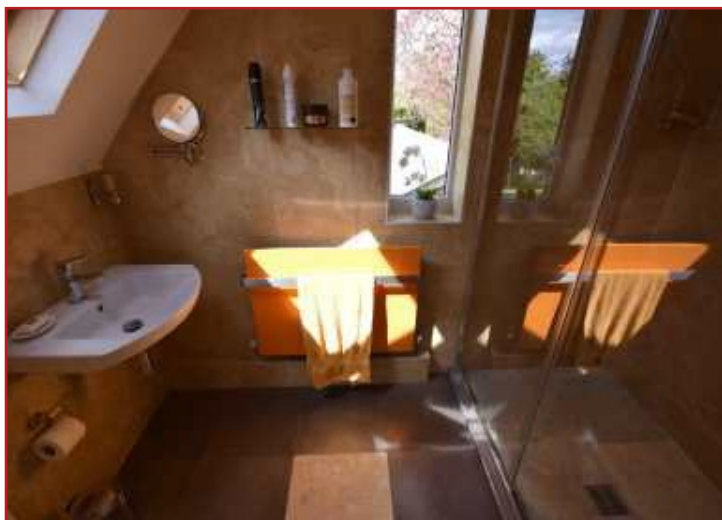
Double glazed Velux window to the front, two double glazed windows to the rear, glass banister, airing cupboard, doors to all bedrooms and the bathroom.

Master Bedroom 15'06" x 14'01" (4.72m x 4.29m)

Double glazed window to the rear, radiator, fitted bedroom furniture and door to the en suite.

**En Suite 9' x 5'03" (2.74m x 1.60m)**

Double glazed window and double glazed Velux window, under floor heating, Tiled floor and walls, toilet, wash hand basin, towel radiator, double walk in shower with rainfall style shower head.



Bedroom Two 15'01" x 11'09" Max (4.60m x 3.58m Max)

Dual aspect with double glazed windows to the front and rear, radiator and loft access.

**Bedroom Three 11'11" x 8'10" (3.63m x 2.69m)**

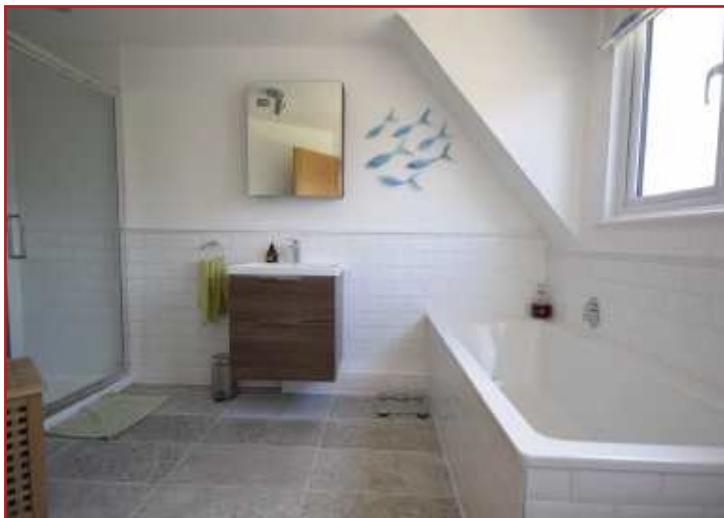
Double glazed window to the front and radiator.

Bedroom Four 11'09" x 9' (3.58m x 2.74m)

Double glazed window to the rear and radiator.

**Family Bathroom**

Double glazed window to the front, under floor heating, tiled floor, part tiled walls, toilet, wash hand basin with storage drawer, bath, separate shower cubicle and towel radiator.

**Gardens**

To the rear of the property is a generous, mature and private garden laid to sections of lawn, raised decking and gravelled social seating areas. It offers a variety of established shrubs, plants and trees including a vibrant Magnolia Tree, established Acer and variety of Bamboos. There is a garden shed, oil tank and access to the front of the property from both sides.

To the front the established and well maintained gardens continue with further areas of lawn and mature trees providing privacy. The summer house/workshop has power and light and decked seating area to the front and behind the garage is a log store for the wood burning fire.

**Double Car Port 18'07" x 17' (5.66m x 5.18m)**

Two bay Oak framed car port with tiled roof, power, light and concrete base.

**Driveway**

The gravelled driveway provides ample parking for numerous vehicles.

Tenure

We are informed by the seller that the tenure of this property is Freehold.

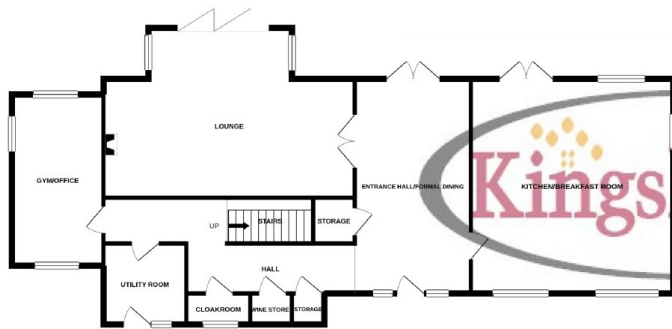
Viewing

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

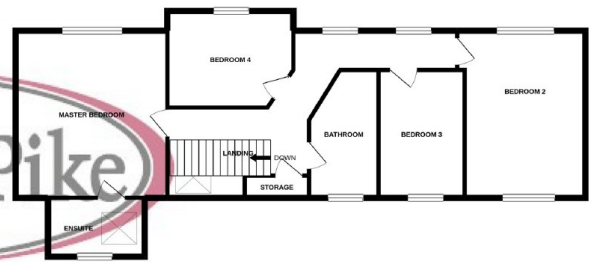
Opening Times

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

GROUND FLOOR
1315 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA: 2209 sq.ft. (205.2 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.
Made with Metropix ©2021

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"

63 New Road, Chippenham, Wiltshire, SN15 1ES
T: 01249 464844 | F: 01249 709099
sales@kingsleypike.co.uk | www.kingsleypike.co.uk