



24 The Maltings, Yatton Keynell, Chippenham, Wiltshire, SN14 7BP
£315,000

Located within the popular village of Yatton Keynell, enjoying a cul de sac position on the outskirts of Chippenham and in close proximity to the picturesque village of Castle Combe. Offering four bedrooms, lounge/dining room, kitchen/breakfast room, family bathroom and a generous garden it would make an ideal family home. There is also driveway parking and a single garage.

- **Terraced House**
- **Four Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Oil C.H and D.Glazing**
- **Garage & Parking**
- **Rear Garden**

Entrance Porch

Double glazed front door, double glazed window to the side, storage cupboard and glazed door in to the hallway.

Entrance Hallway

Doors in to the lounge and kitchen, radiator, solid wood flooring, stairs to the first floor and storage space under.

Lounge/Dining Room 23' 4 x 11' 11 Max (7.01m 0.10m x 3.35m 0.28m Max)

Double glazed window to the front and double glazed sliding doors to the rear leading in to the garden, radiator to the front and rear, door in to the kitchen.



Dining Area



Kitchen/Breakfast Room 17' 4" x 10' 2" Max (5.18m 0.10m x 3.05m 0.05m Max)

Two double glazed windows to the rear and double glazed door in to the garden, door in to the integral garage, storage cupboard with access to chimney which could be utilised for a wood burners flu, tiled floor, range of newly fitted floor and wall units with a mixture of oak and granite work surfaces, stainless steel sink and drainer with mixer tap, tiled splashes, breakfast bar, integrated 'Smeg' dishwasher, integrated 'Hotpoint' fridge/freezer, space and plumbing for a washing machine and space for a cooker with extractor fan over.



Kitchen Area



Landing

Doors to all bedrooms, bathroom and loft hatch with drop down ladder. The loft has power and light.

Bedroom One 11' 9" x 9' 11" (3.35m 0.23m x 2.74m 0.28m)

Double glazed window to the front and radiator.



Bedroom Two 11' 4" x 9' (3.35m 0.10m x 2.74m)

Double glazed window to the rear and radiator.



Bedroom Three 8' x 10' 1" (2.44m x 3.05m 0.03m)

Double glazed window to the front and rear and radiator.



Bedroom Four 8' 11" x 7' 2" Max (2.44m 0.28m x 2.13m 0.05m Max)

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



Bathroom 8' x 5' 4" (2.44m x 1.52m 0.10m)

Two double glazed windows to the rear, heated towel rail, new white suite comprising toilet, sink and bath

with shower attachment over. Part tiled walls and splashes.

Outside



Rear Garden

With generous patio, lawn and mature borders, access in to the property via the kitchen or dining area.



Front Garden

Laid to lawn.

Parking

Paved driveway for two vehicles.

Garage

Up and over door to the front.

Tenure

We are informed by the seller that the tenure of this property is Freehold. Please consult us for further details.

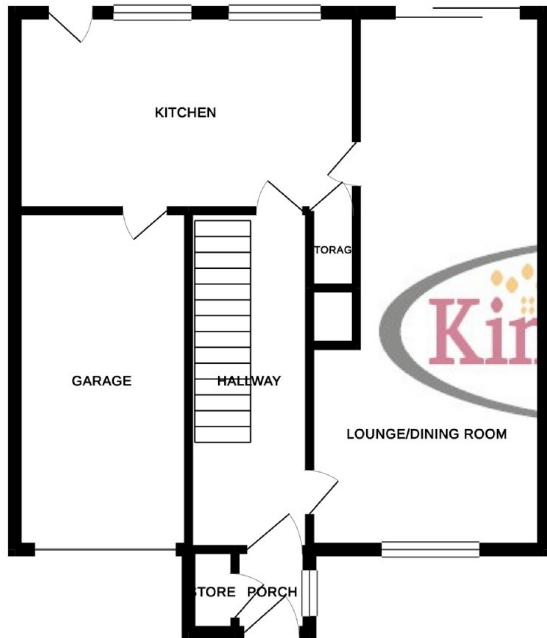
Viewing

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

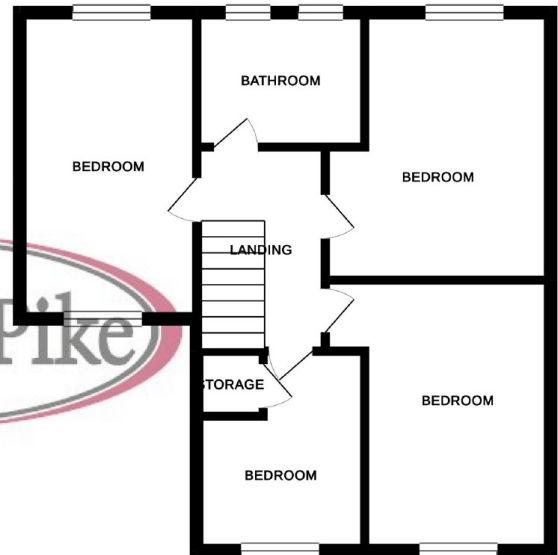
Opening Times

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

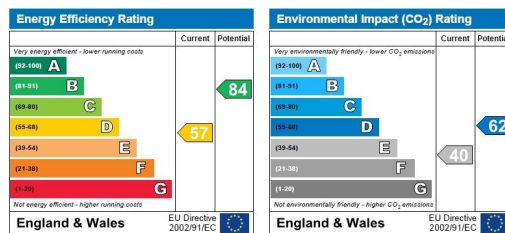
GROUND FLOOR



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.
Made with Metropix ©2019



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