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2 St Michaels Close, Brinkworth, Chippenham, SN15 5QG

Guide Price £615,000



IN A NUTSHELL



If you are looking for an attractive detached home in a sought-after village location then look no further, this executive home is a must view...

This five-bedroom detached family home, formerly the show house of this small cul de sac of similar style properties is tastefully presented throughout.

The interior is most generously proportioned with the accommodation flowing around a central hallway with cloakroom, an impressive bay fronted sitting room, a dining room and study, perfect for those who are now working from home.

A door from the hallway opens into a spacious kitchen with a range of integrated appliances, a breakfast room and useful utility with access to the garage.

The first floor boasts a magnificent, bright master bedroom suite which is a particular feature of the property, benefitting from a fully equipped bathroom with both bath and shower, and a large dressing room with built in storage.

There are three further double bedrooms, one with en suite shower room, and all with built in storage. Further to this is a single bedroom and family bathroom.

Externally a paved patio extends to the full width of the property opening to a delightful landscaped garden enclosed and screened by a fenced and hedged boundary.

There is plenty of parking with the property with a driveway fitting approx. three vehicles, an integral double garage, and potential to extend the drive if you prefer parking over a front lawn.

Brinkworth is located within easy reach of local amenities and Royal Wootton Bassett is a short drive away. Malmesbury is also close at hand and you are in catchment for Schools and Dr's. There is a very popular local pub as well as church, primary school and easy access links to the M4.

EPC

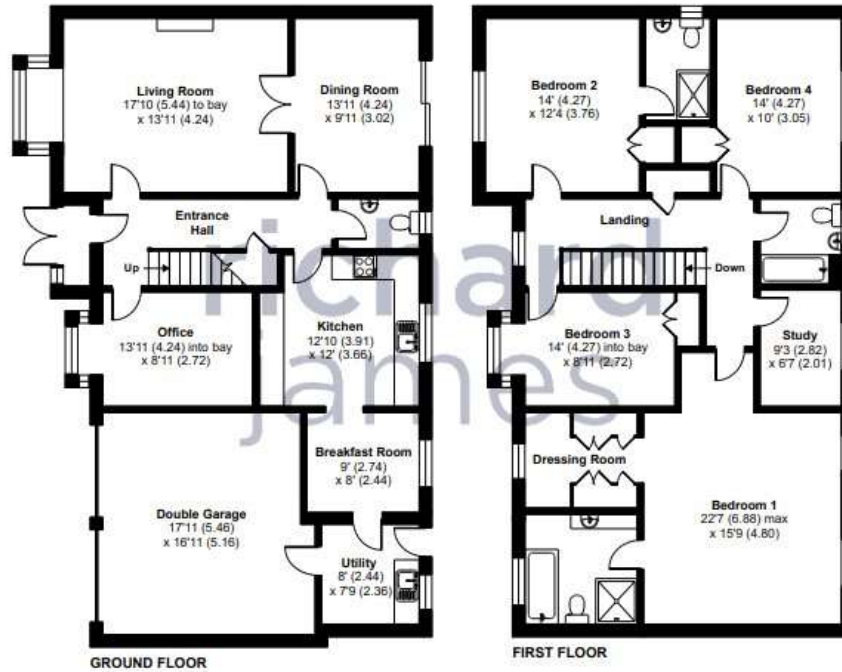
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 2627 sq ft / 244 sq m (includes double garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Richard James. REF: 903715.

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3. All Measurements are approximate.

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