

richard
james



106 Cowleaze, Ridgeway Farm, Purton, Wiltshire, SN5 4FY

Guide Price £475,000



IN A NUTSHELL

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GUIDE PRICE £475,000 - £500,000

This immaculately presented five bedroom detached home is well located in the sought after Ridgeway Farm development in Purton and would be perfect for a family due to its good condition throughout, its modern kitchen/dining room plus its five generous bedrooms.

This large detached home offers modern day family living and is located close to local schools, shops and amenities. The property also offers easy access to Lydiard Park and J16 of the M4.

The ground floor living accommodation comprises; Entrance hall, a generous lounge, study, utility room and W.C plus a large modern kitchen/dining room with French doors leading to the rear garden.

EPC

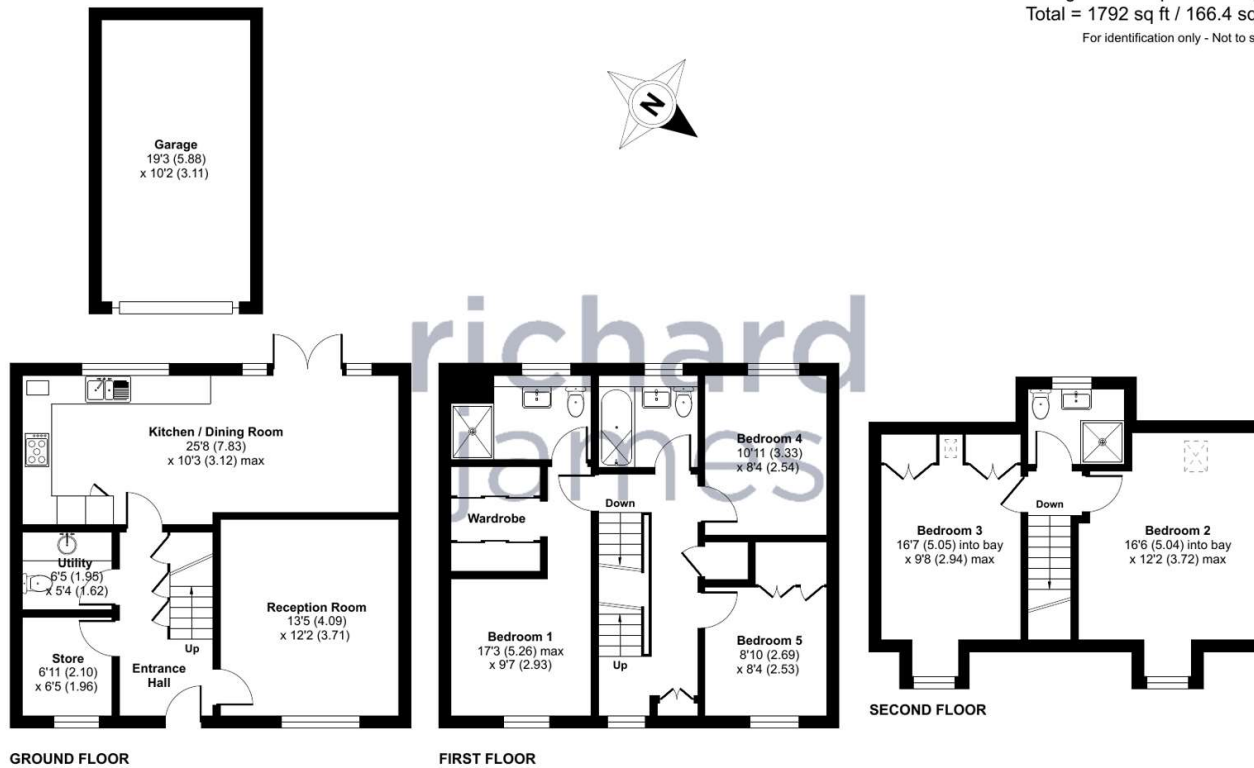
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



EXCEPTIONAL SERVICE

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Approximate Area = 1595 sq ft / 148.1 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1792 sq ft / 166.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1192185

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3. All Measurements are approximate.

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