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  2
  2 EPC D

£400,000 Freehold

28 Petticoat Lane
 Dilton Marsh
 BA13 4DG

**COOPER
AND
TANNER**



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Description

28 Petticoat Lane is a well-presented, four-bedroom period family home that has been recently modernised throughout.

You enter the property via a door that leads into an entrance hall. Doors open to the living room and the kitchen dining room with stairs rising to the first floor. The dual aspect living room is a generous size room featuring a wood-burning stove with a beautiful stone surround, a large under-stairs cupboard, recessed ceiling lighting and ample space for all lounge furnishings. Making your way through to the kitchen/dining room, this impressive open-plan family room has been fully modernised by the current owners and now features a range of base, drawer and wall mounted cabinets with soft-close drawers, fitted cooker with induction hob and extractor over, ceramic sink inset into the worktop, integrated fridge/freezer and dishwasher, a large breakfast bar, recessed ceiling lighting and tiled flooring. There is ample space for a family size dining table and chairs, a second wood-burning stove and double doors that open out to the garden. A door leads to the adjoining utility room which provides space and plumbing for a washing machine and tumble dryer, an additional fridge/freezer and a downstairs cloakroom comprising a wash hand basin and W.C. A side door provides additional access into the garden.

Making your way upstairs you reach a light and airy landing with doors to all four bedrooms and the family bathroom. The master bedroom is a spacious room with dual aspect windows, exposed wooden floorboards, recessed ceiling lighting and a large built-in wardrobe.

A door leads into the adjoining, modern en-suite which comprises a wash hand basin, corner thermostatic rainfall shower, heated towel rail and W.C. Bedrooms two and three and both double rooms at the front of the property, whilst bedroom four is located at the rear enjoying views over the garden.

Outside

This peaceful garden is the perfect spot to sit and enjoy the quiet; it is fully enclosed, with a generous size lawn and features a variety of plants and flowers. There is a patio seating area with steps leading up to the lawn, a small wood-store, raised flowerbeds, planted trees and three sheds. This garden would be ideal for keen gardeners as there is already a large vegetable patch. There is also a side access to the rear garden.

Location

Dilton Marsh offers various shops including a grocery and Post Office, a pub, train station, community hall, play area, café and Ofsted rated Outstanding Primary School. The towns of Warminster, Frome and Trowbridge are all easily accessible with nearby Westbury having a main line station for a direct service to London Paddington. The cities of Bath, Bristol and Salisbury are within easy commuting distance. There are excellent private schools in Warminster and Bath.

Viewing

Strictly through Cooper and Tanner on 01373 455060.

AS Ref: 23210 11/11/2019

Local Information Dilton Marsh

Local Council: Wiltshire

Council Tax Band: D

Heating: Gas fired central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



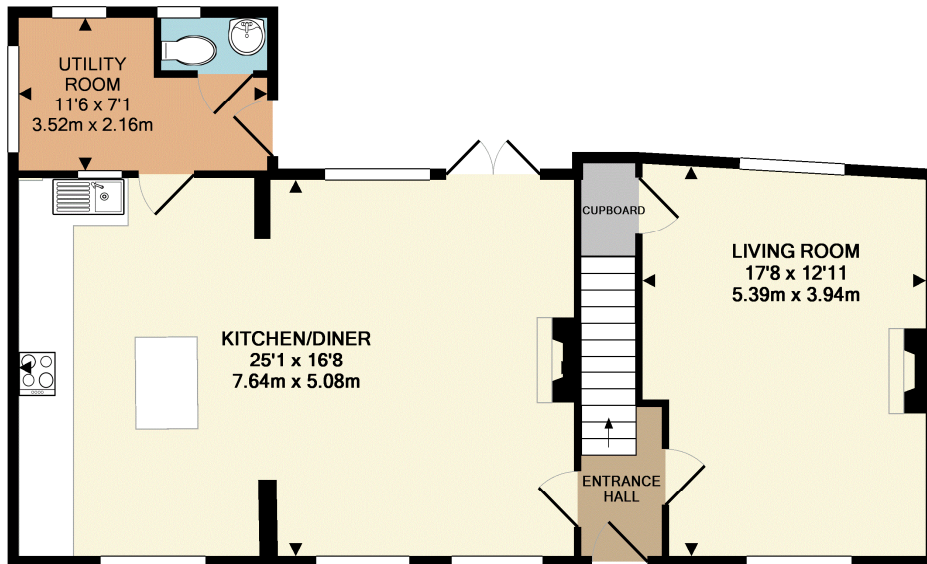
Train Links

- Dilton Marsh, Warminster, Westbury
- Frome, Bath and Bristol

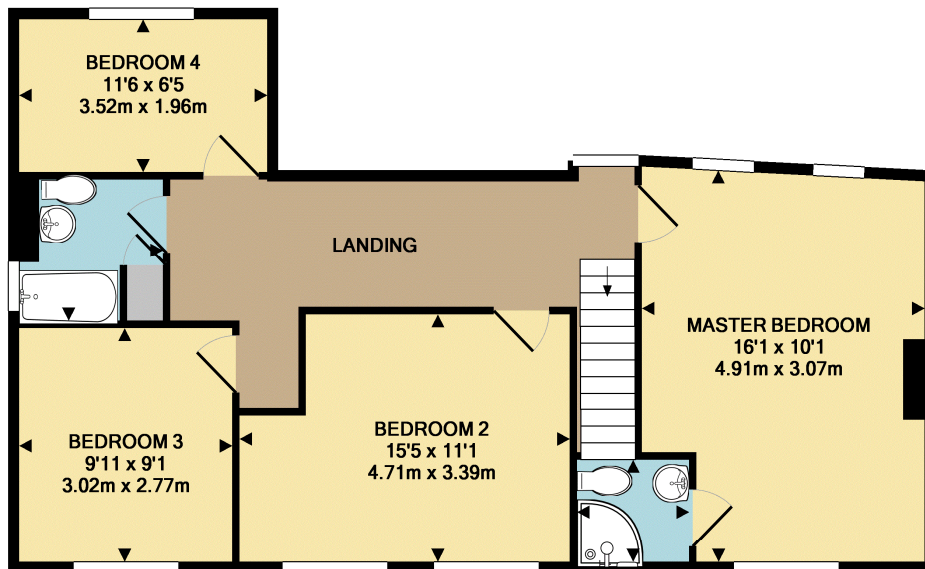


Nearest Schools

- Warminster, Westbury
- Frome and Bath



GROUND FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1549 SQ.FT. (143.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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