



17 Chepstow Close, Chippenham, Wiltshire, SN14 0XP
£319,950

Having been extended and situated within a cul de sac this four bedroom home offers well presented and flexible living accommodation within a desired residential area. Offering three reception rooms, kitchen/dining room, shower room and ground floor double bedroom along with three further bedrooms and family bathroom on the first floor. To the front is space for three cars and to the rear an enclosed garden with gated side access.

- **End of Terrace House**
- **Four Bedrooms**
- **Lounge, Family Room & Snug**
- **Kitchen/Dining Room**
- **Ground Floor Shower Room**
- **Family Bathroom**
- **Private Rear Garden**
- **Driveway for Three Cars**

Entrance Hall

Double glazed front door, Oak flooring, radiator, stairs to the first floor and door to the lounge.

Lounge 14'04" x 11'07" (4.37m x 3.53m)

Double glazed window to the front, Oak flooring, radiator, under stairs cupboard, opening to the kitchen/dining room and door to the side lobby.

**Kitchen/Dining Room 14'09" x 10'02" (4.50m x 3.10m)**

Double glazed window to the rear, double glazed Patio doors lead to the family room, radiator, tiled floor, space for a table and chairs, range of floor and wall mounted units, breakfast bar, stainless steel sink and drainer, gas hob, electric oven, integral fridge/freezer and plumbing for a washing machine and dishwasher.

**Family Room 12'05" x 8' (3.78m x 2.44m)**

Double glazed windows to the side and rear, double glazed French doors to the garden, Karndean' flooring Warmer' roof with two 'Keylite' roof windows.

**Lobby**

Karndean' flooring, door to the ground floor bedroom, shower room and snug.

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

Double glazed French doors to the rear lead to the garden, radiator.

**Ground Floor Shower Room 6'04" x 5'08" (1.93m x 1.73m)**

Karndean flooring, toilet, wash hand basin, vanity storage, shower cubicle with mains shower.

Snug 9' x 8'08" (2.74m x 2.64m)

Double glazed door and double glazed window to the front, Karndean flooring and radiator.



Landing

Loft hatch, storage cupboard and doors to the bedrooms and bathroom.

Bedroom One 14'10" x 11'09" Maximum (4.52m x 3.58m Maximum)

Double glazed window to the front, recess for a wardrobe, over stairs cupboard and radiator.

**Bedroom Two 9'01" x 7'03" (2.77m x 2.21m)**

Double glazed window to the rear and radiator.

**Bedroom Three 7'08" x 7'03" Maximum (2.34m x 2.21m Maximum)**

Double glazed window to the rear and radiator.

**Bathroom**

Double glazed window to the side, toilet, wash hand basin, bath with mains shower over, towel radiator, tiled floor and part tiled walls.

Rear Garden

Low maintenance, laid to patio with raised bed, garden shed and gated side access.

**Driveway**

Private driveway parking for three cars located to the front of the property.

Tenure

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

Viewing

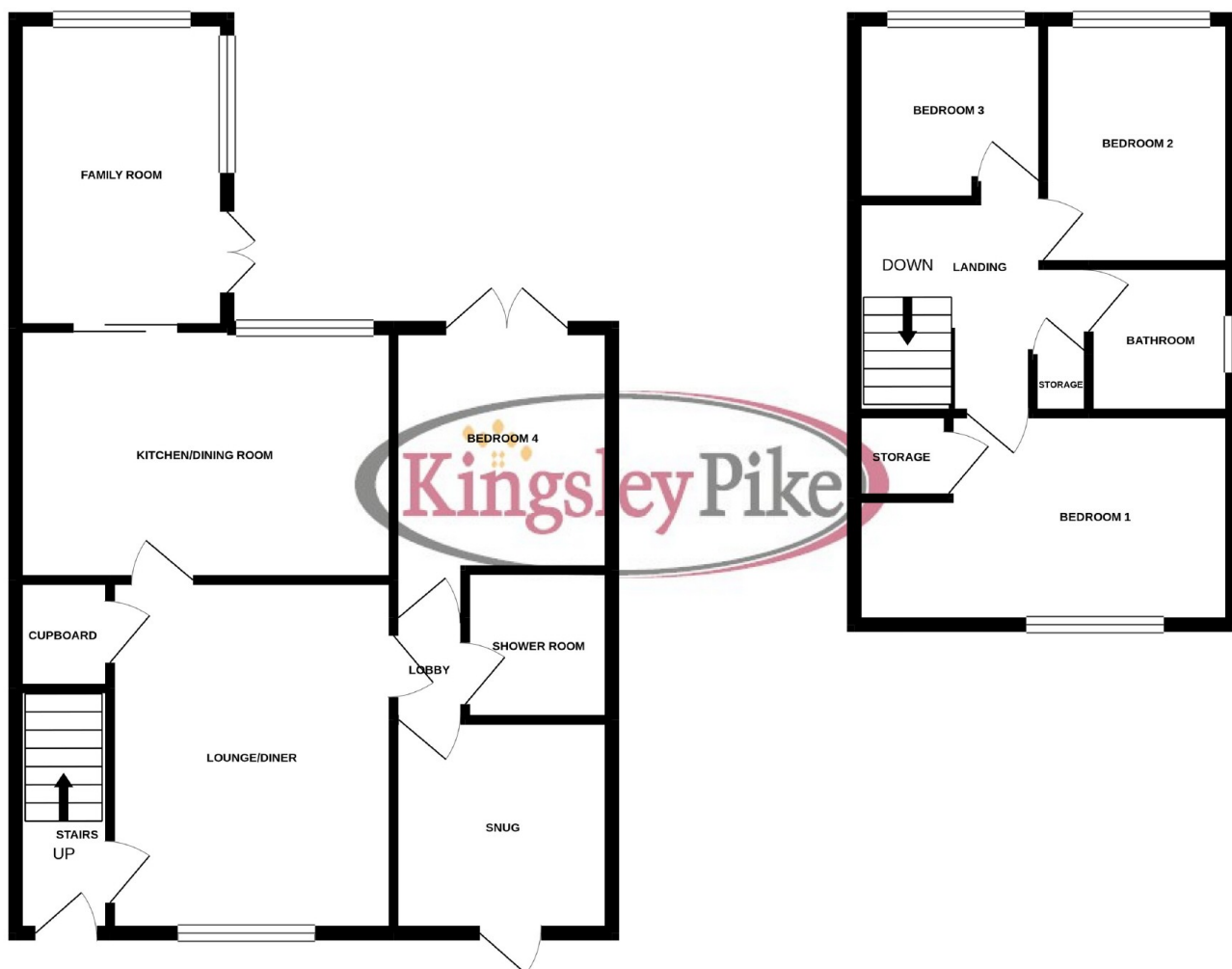
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

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

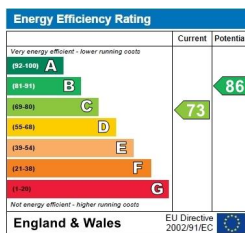
GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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.
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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"

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