



## **The Beeches , Chippenham, SN15 2NU**

**£625,000**

Located on the Western fringes of Chippenham a good size four bedroom family home. Chippenham offers Main Line rail links to London Paddington and access to Jct 17. M4. The property is being offered with vacant possession. The surrounding area is currently being developed by Taylor Wimpey Homes in which the Beeches is located. The accommodation offers excellent family accommodation with four bedrooms, 23' living room, 23' dining room, study and family room. Outside there is a garden laid mainly to lawn with driveway providing off road parking for several cars and garage. NO ONWARD CHAIN.

### **Enclosed porch**

Front door leads into porch, double glazed slips to either side, tiled floor, door to entrance hallway.

### **Entrance Hallway**

Stair case to first floor.

### **Cloakroom**

Double glazed window, W.C, pedestal hand basin, radiator.

### **Living Room 23'03" x 13'10" (7.09m x 4.22m)**



The living room and dining room are open plan and separated by arches. Double glazed bay window with further double glazed window to front, fireplace, return door to hallway, radiator.

### **Dining Room 23'03" x 13'10" (7.09m x 4.22m)**

Double glazed window and double glazed French doors to side.

### **Open Plan**

### **Study 11'05" x 9'08" (3.48m x 2.95m)**



Double glazed window, door to outside.

### **Fitted Kitchen / Breakfast 16'09" x 11'05" (5.11m x 3.48m)**



Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset electric hob, fitted electric oven, integrated fridge/freezer and integrated dishwasher, door to family room.

### **Family Room 11'05" x 9'08" (3.48m x 2.95m)**



Double glazed window, door to lean to and further door to utility.

### **Lean to 18'02" x 6'03" (5.54m x 1.91m)**

Doors to both front and rear, glazed to one side.

### **Utility Room 8'02" x 7'09" (2.49m x 2.36m)**

Double glazed window to side, work top with cupboard under, inset stainless steel sink, oil boiler, hot water tank, water softener.

### **Landing**

Double glazed windows to front and rear, radiator, built in cupboard.

**Bedroom One 'L' Shaped 23'04" max x 13'09" (7.11m max x 4.19m)**



Two double glazed windows to front and further double glazed window to side, built in wardrobes, door to en suite.

**En Suite Bathroom**



Double glazed window, fully tiled shower cubicle, panelled bath, pedestal hand basin, W.C, ladder radiator.

**Bedroom Two 13'10" x 13'3" inc wardrobes (4.22m x 4.06m inc wardrobes)**



Double glazed window, built in wardrobes.

**Bedroom Three**



Double glazed window, radiator.

**Bedroom Four 11'01" x 8'04" (3.38m x 2.54m)**

Double glazed window, access to loft.

## Family Bathroom



Double glazed window, panelled bath, fully tiled shower cubicle, W.C, ladder radiator.

## Outside



## Front



To the front of the property there is a lawned area with mature hedging, side garden and patio.

## Rear



To the rear of the property there is a further area of garden with lawn and patio, outside tap.

## Garage 19'10" x 12'02" (6.05m x 3.71m)



Roller door, power and light.

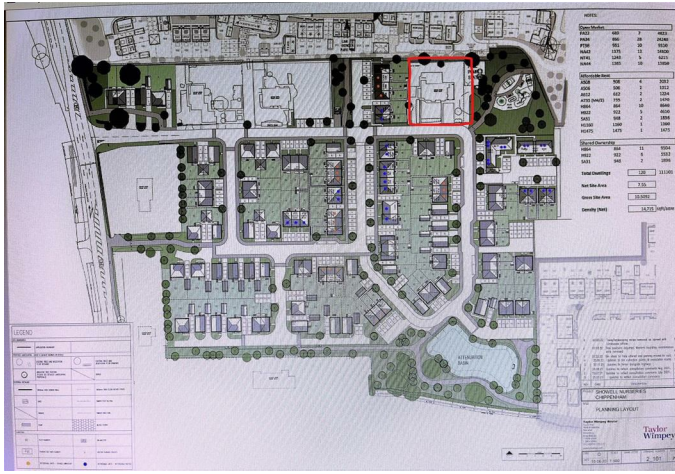
## Tenure

GOV.UK advises Freehold.

## Council Tax Band

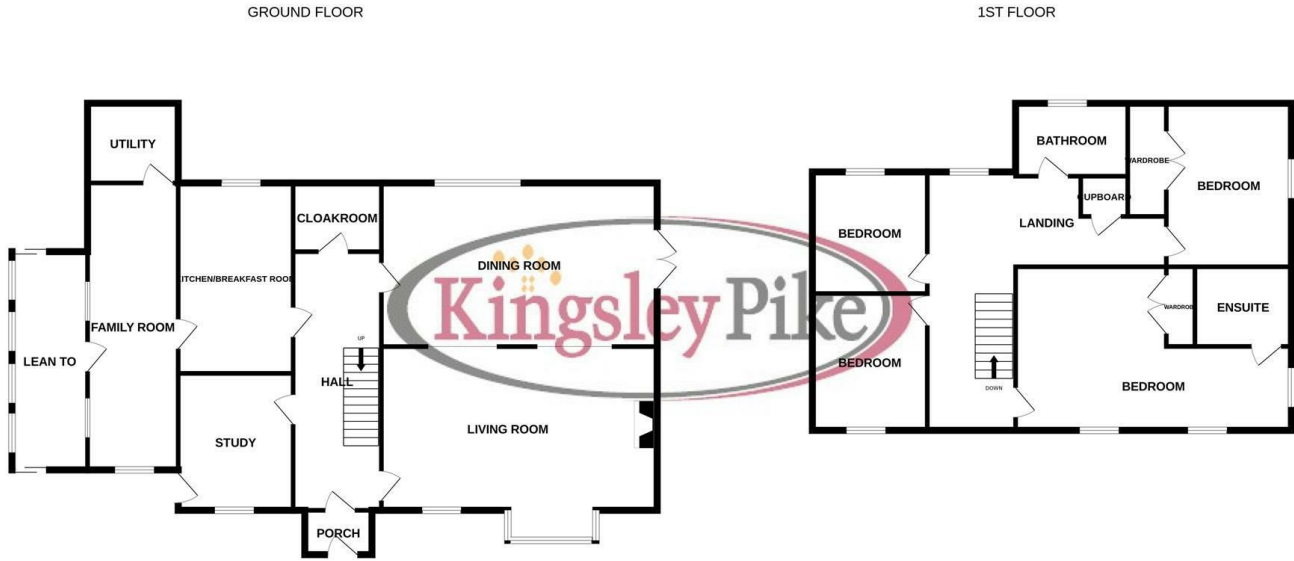
GOV.UK advises band F

## Plan



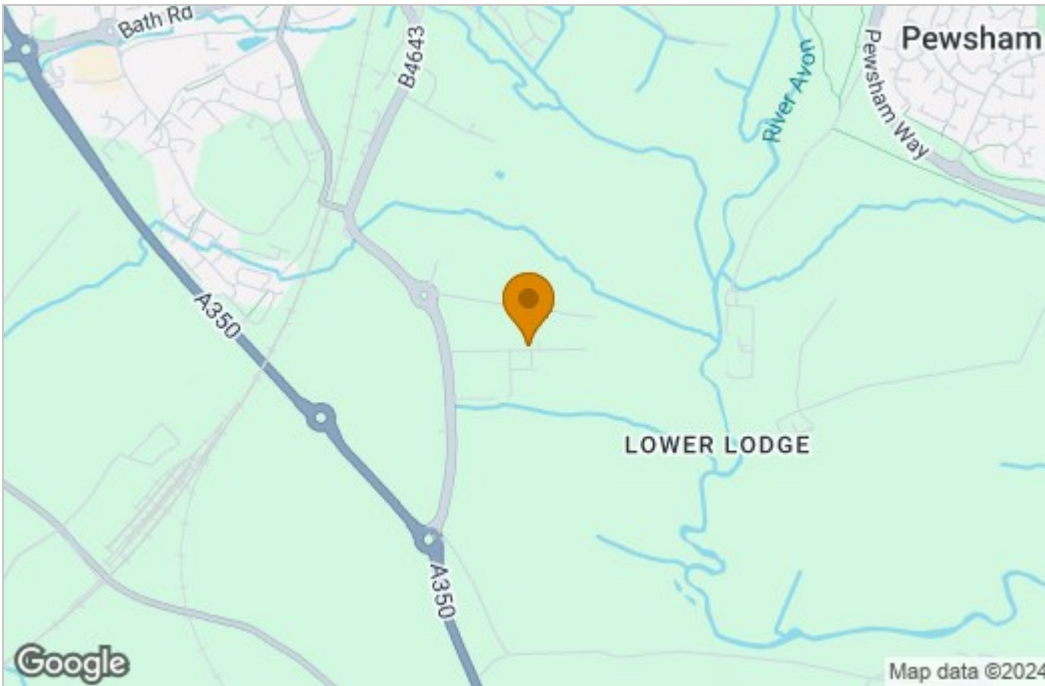
The plan has been supplied by Messrs Taylor Wimpey. We have outlined the rough boundary of The Beeches, this will not have the accuracy of a Title Plan and is meant for illustrative purposes only.

# Floor Plan

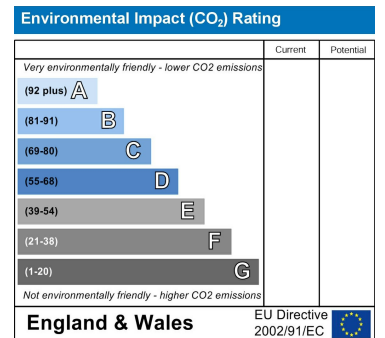
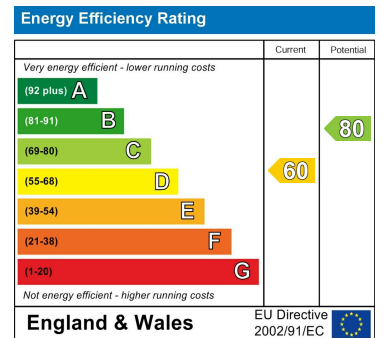


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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