



1 Pheasant Close, Chippenham, SN14 0XG

Offers Over £465,000

Located on the Western side of Chippenham, offering excellent road access to the M4 motorway and also to the town centre with main line railway station, a four bedroom modern detached house within a desirable cul de sac location overlooking Derriads Pond conservation area. The property was built in the late 1990's by Messrs Beazer Homes in the 'Beaulieu' executive style. To the rear of the property there is an enclosed garden and to the front a driveway provides off road parking and access to the double garage. The property benefits from solar panelling, gas central heating and double glazing (EPC rating B), the gas boiler was also re fitted in August 2023.140Sq Meters.

Entrance Hallway



Front door leads into entrance hallway, radiator, built in cupboard.

Cloakroom

Double glazed window, W.C, hand basin.

Living Room 14'06" x 11'09" (4.42m x 3.58m)



Double glazed window, radiator, fireplace.

Dining Room 11'09" x 9'02" (3.58m x 2.79m)



Double glazed patio doors to garden, radiator.

Study 9'08" x 8'0" (2.95m x 2.44m)



Double glazed window, radiator.

Kitchen / Breakfast Room 14'05" x 9'01" (4.39m x 2.77m)



Double glazed window, work tops with a range of

cupboards and drawers, inset sink unit, inset hob with cooker hood, fitted electric oven, plumbing and space for dishwasher, wall mounted gas boiler (Re fitted in August 2023), radiator.

Utility Room 8'0" x 5'05" (2.44m x 1.65m)

Door to garage, work tops with cupboard and drawers, plumbing and space for washing machine, radiator.

Landing

Doors to all bedrooms and bathroom, access to loft, built in airing cupboard.

Bedroom One 12'01" x 11'11 (3.68m x 3.63m)



Double glazed window, built in wardrobes, radiator, door to en suite.

En Suite

Double glazed window, fully tiled shower cubicle, pedestal hand basin, W.C.

Bedroom Two 14'03" max x 13'01" (4.34m max x 3.99m)



Double glazed window, radiator, built in wardrobes.

Bedroom Three 14'02" x 8'06" (4.32m x 2.59m)



Double glazed window, radiator.

Bedroom Four 12'0" x 7'02" plus 5'01" x 4'06 max door recess (3.66m x 2.18m plus 1.55m x 1.37m max door recess)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath with mixer/spray shower, pedestal hand basin, W.C, radiator.

Outside

Rear



To the rear there is an enclosed garden laid mainly to lawn with patio area, tap and side access.



Front

To the front of the property there is an area of garden and driveway providing off road parking and access to the double garage.

Double Garage 16'11" x 16'09" (5.16m x 5.11m)

Two roller doors, power and light, over eaves storage.

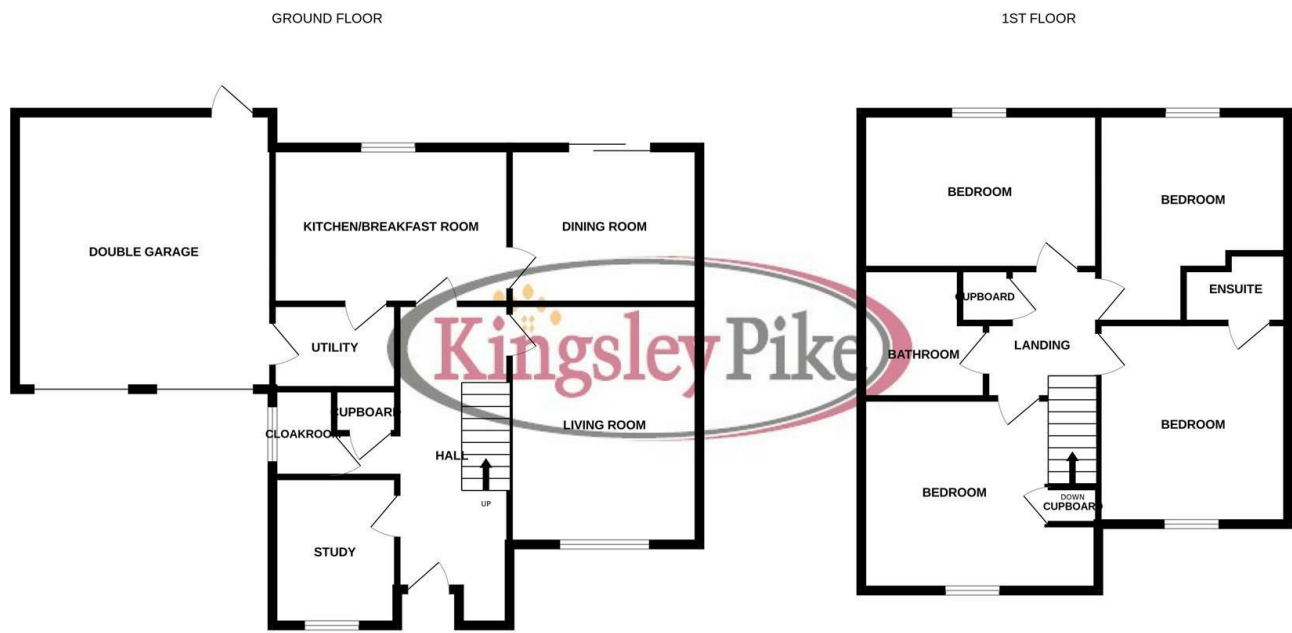
Tenure

GOV.UK advises Freehold.

Council Tax Band

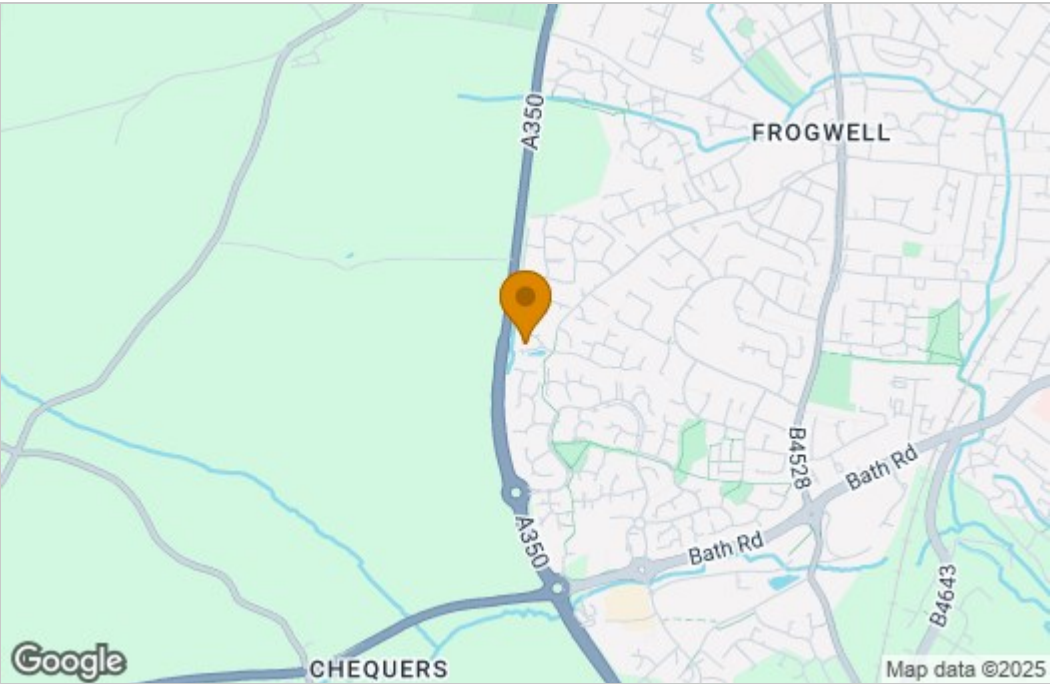
GOV.UK advises Band F

Floor Plan

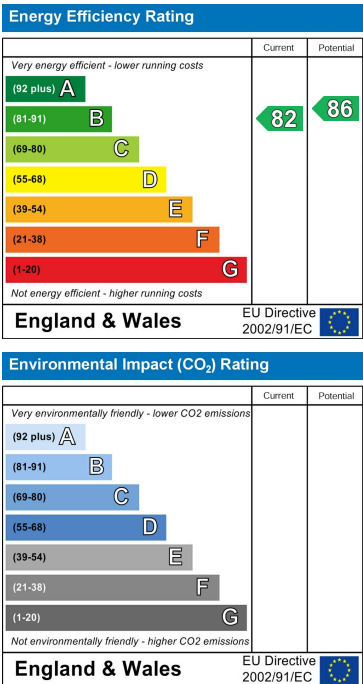


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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