



**5 Farleigh Close, Chippenham, SN14 0PT**

**£415,000**

A fantastic opportunity to purchase an extended family home, set back from the main road and fronting on to an open green. Located off of the ever popular Queens Crescent this detached property offers generous and flexible accommodation. Requiring modernisation it will allow the new owner to make it their own. With mature and well stocked garden to the rear, driveway parking and integral garage it has a lot to offer. There is NO ONWARD CHAIN.

### **Porch**

Double glazed front door, double glazed windows and door to the entrance hall.

### **Entrance Hall**



Front door, laminate flooring, radiator, two storage cupboards, door to the lounge, door to the family room and stairs to the first floor.

### **Lounge 16'04" x 12'01" (4.98m x 3.68m)**



Double glazed window to the front, two radiators, gas fire and opening to the dining room.

### **Dining Room 9'11" x 9'02" (3.02m x 2.79m)**



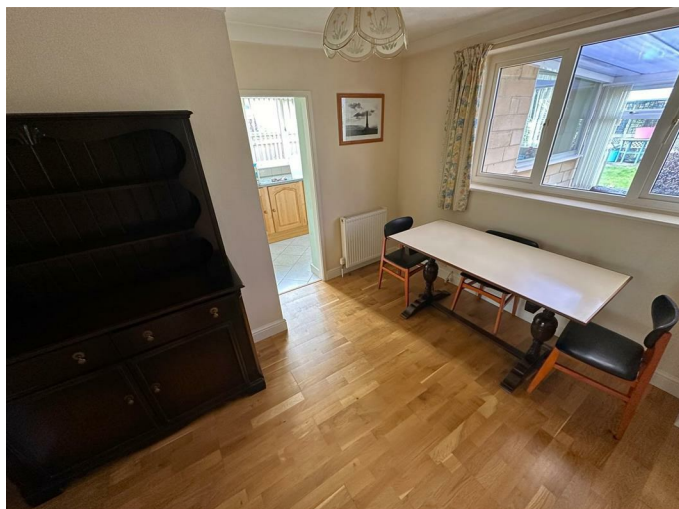
Double glazed patio doors lead to the conservatory, radiator and door to the family room.

### **Conservatory 15'03" x 9'02" (4.65m x 2.79m)**



Double glazed windows to the side and rear, double glazed French doors to the garden, sliding window to the kitchen, tiled floor and radiator.

**Family Room 12'04" x 9'06" maximum (3.76m x 2.90m maximum)**



Double glazed window to the rear, storage cupboard, laminate flooring, radiator and opening to the kitchen.

**Kitchen 17'09" x 8'09" maximum (5.41m x 2.67m maximum)**



Double glazed windows to the side and rear, glazed sliding window to the conservatory, door to the utility space, tiled floor, range of floor and wall mounted units, stainless steel sink and drainer, gas hob, electric oven, extractor fan, integral fridge and freezer and dishwasher.



**Utility Area**

Door to the garage, toilet and side of the property.

**Toilet 4'06" x 2'05" (1.37m x 0.74m)**

Double glazed window to the side, toilet and tiled floor,

**Landing**

Doors to all bedrooms, the bathroom, toilet and loft access.

**Bedroom One 13'05" x 12'04" maximum (4.09m x 3.76m maximum)**



Double glazed window to the front, radiator and built in wardrobes.

**Bedroom Two 11'08" x 10" (3.56m x 3.05m)**



Double glazed window to the rear, radiator and built in cupboard.

**Bedroom Three 11'01" x 8'05" (3.38m x 2.57m)**



Double glazed window to the front and radiator.

**Bedroom Four 9'09" x 8'04" maximum (2.97m x 2.54m maximum)**



Double glazed window to the front, radiator and over stairs cupboard.

**Bathroom 6' x 5'02" (1.83m x 1.57m)**



Double glazed window to the rear, radiator, was hand basin and bath with shower over.

**Toilet 6' x 2'05" (1.83m x 0.74m)**

Double glazed window to the rear, radiator and toilet.

**Integral Garage 17' x 8' (5.18m x 2.44m)**

Electric roll up door to the front, personal door to the rear, power and light.

**Driveway**

the paved driveway provides private parking in front of the garage.

**Gardens**



The well stocked gardens offer a wide variety of plants, trees and shrubs with areas of lawn and patio. There is a timber pergola, garden shed and greenhouse. A gate provides access to the front of the property.



**Tenure**

We are advised by the .GOV website that the property is FREEHOLD.

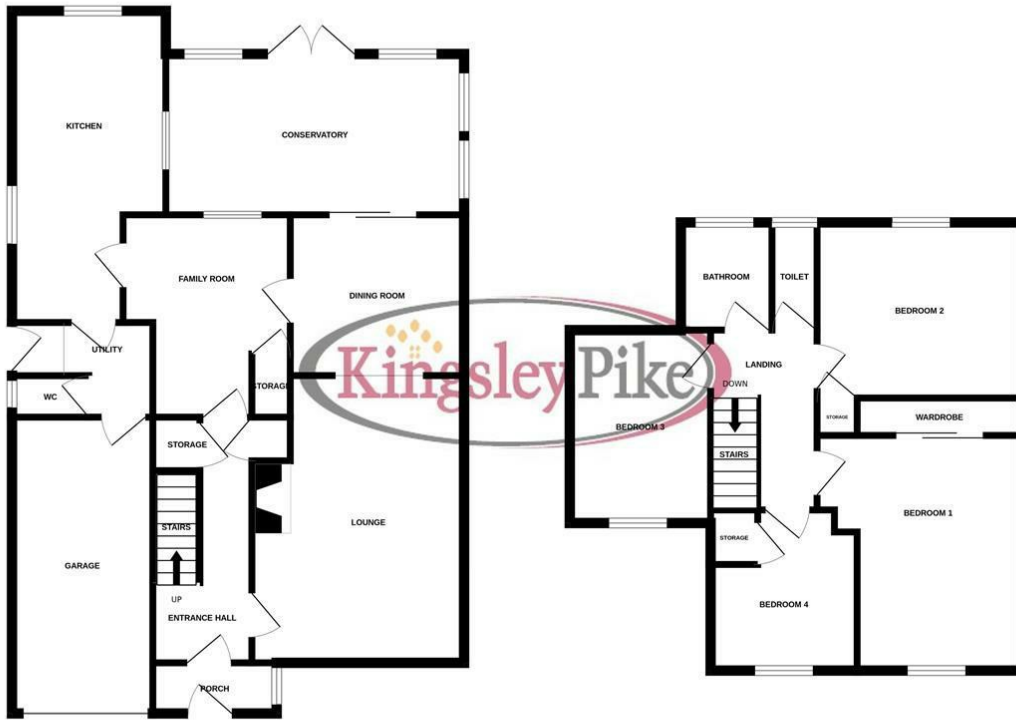
**Council Tax**

We are advised via the .GOV website that the property is band D.

# Floor Plan

GROUND FLOOR  
948 sq.ft. (88.1 sq.m.) approx.

1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

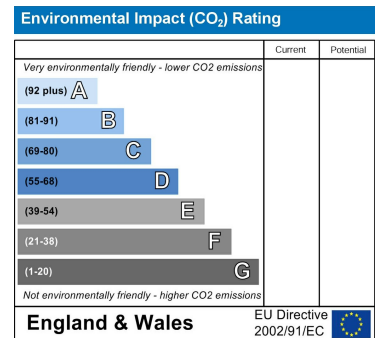
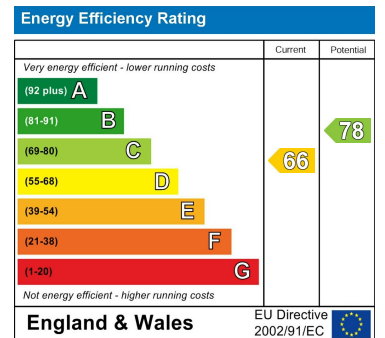
TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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