



## **38 Westminster Gardens, Chippenham, SN14 0DF**

**£389,950**

EXTENDED. Located in Central Chippenham an extended four bedroom semi detached house, situated at the end of a cul de sac. Presented in excellent order the property features a main bedroom with vaulted ceiling, dressing room and en suite, wood floors to the living room area and newly extended fitted kitchen/ diner with bi fold doors to the garden. To the rear there is a garden laid mainly to lawn and to the front a driveway provides off road parking for several cars and access to the garage 21' x 10'. The property benefits from double glazing and gas central heating.

### **Porch**

Front door leads into Porch, further door into living room.

### **Living Room 14'9" x 14'8" (4.50 x 4.47)**



Double glazed window, under stairs cupboard, wood flooring, two radiators.

### **Modern Fitted Kitchen / Diner 16'0" x 13'11" (4.88m x 4.24m)**



Recently extended, work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset induction hob with cooker hood, fitted electric oven, plumbing and space for dishwasher, space for fridge/freezer, radiator, ceramic tiled floor, radiator, bi fold doors to the garden, door to utility room.

### **Cloakroom**

W.C, hand basin with top and cupboard under, further cupboard housing gas boiler, radiator.

### **Utility Room 7'05" x 6'01" (2.26m x 1.85m)**

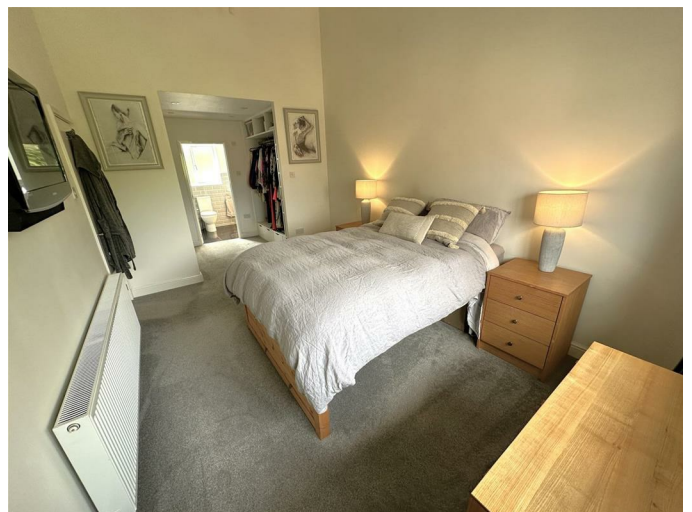


Double glazed window, work tops with inset stainless steel sink unit, plumbing and space for washing machine, further space for tumble dryer, a range of fitted cupboards, door to garage and further door to cloakroom.

### **Landing**

Doors to all bedrooms and bathroom, access to loft with power and light, part boarded.

### **Bedroom One 14'8" x 9'11" (4.47 x 3.02)**



Double glazed window, radiator, four and half meter height vaulted ceiling, opening to dressing room.

**Dressing Room 10'0" x 6'6" (3.05 x 1.98)**



Dressing room with a range of fitted cupboards, drawers and shelves, access to extra loft area, door to en suite.

**En Suite Shower**



Double glazed window, walk in 900mm shower, W.C, two bowl basins inset to top with cupboards under, towel radiator.

**Bedroom Two 12'8" x 8'0" (3.86 x 2.44)**



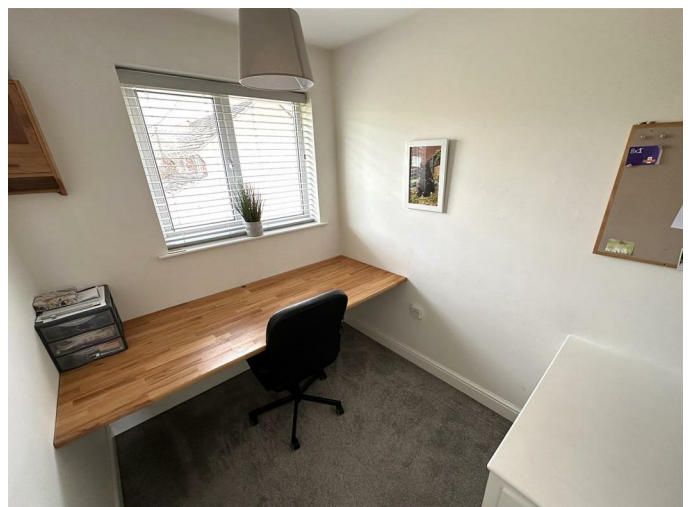
Double glazed window, radiator.

**Bedroom Three 8'10" x 7'11" (2.69 x 2.41)**



Double glazed window, radiator.

**Bedroom Four 8'11" x 6'6" max (2.72 x 1.98 max)**



Double glazed window, radiator.

## Modern Bathroom



Double glazed window, panelled bath over bath shower, bowl hand basin inset to top with cupboard under, W.C, towel radiator.

## Outside

### Rear



To the rear there is an enclosed garden laid mainly to lawn, personal door to utility room and garage.

### Front

To the front there is an area of lawn and driveway providing off road parking for several cars and access to the garage.

## Garage 21'5" x 10'1" (6.53 x 3.07)



Up and over door, power and light, built in cupboard.

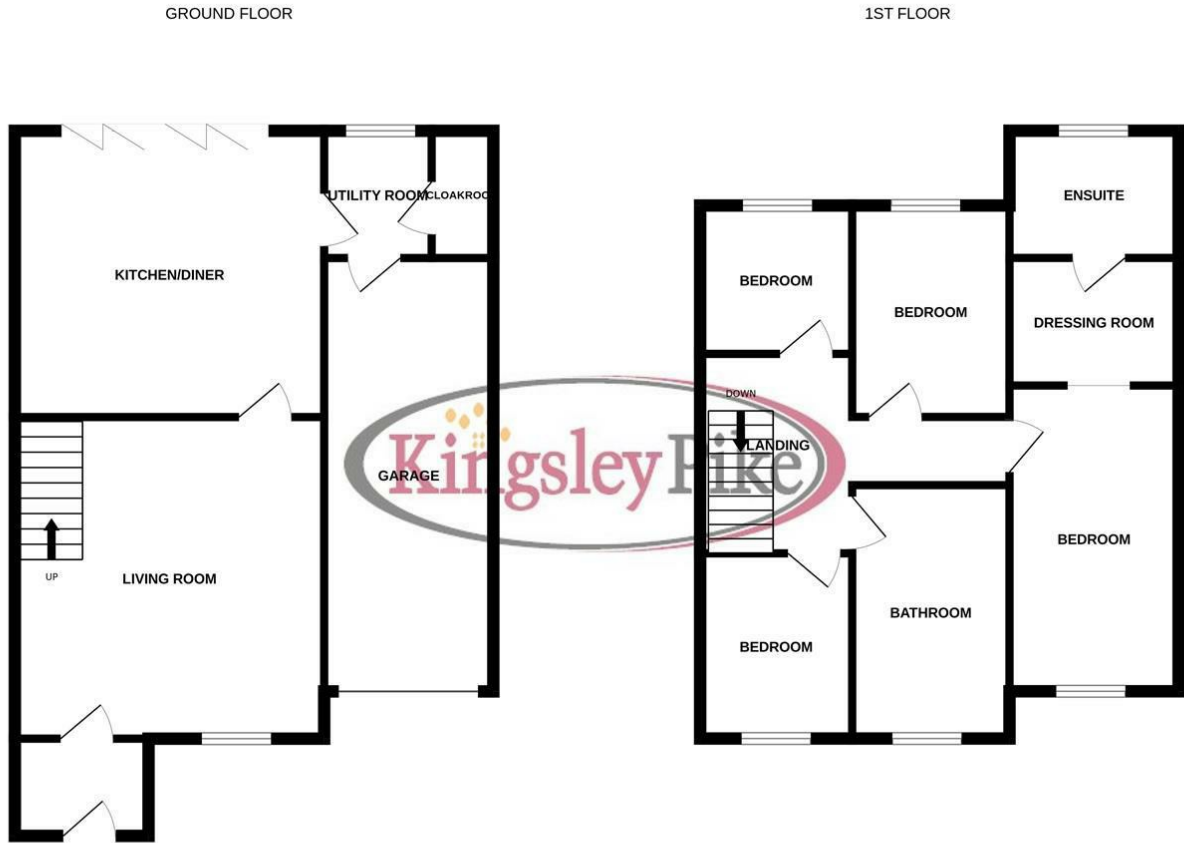
### Tenure

GOV.UK advises Freehold

### Council Tax Band

GOV.UK advises Band C

# Floor Plan

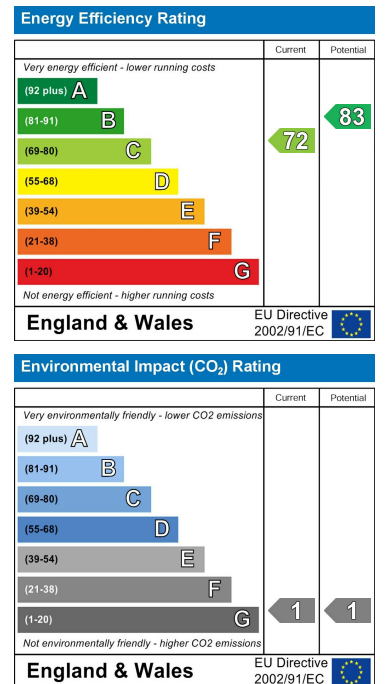


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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