



8 , Chippenham, SN15 5LD

£599,950

A rare opportunity to purchase a family home within the sought after village of Draycot Cerne. Backing on to open fields with a rural feel it is also only 3.5 miles from Chippenham's Mainline Train Station and 1.5 Miles from Junction 17 of the M4 motorway. Internally the property comprises; entrance hall, cloakroom, lounge, dining room, family room , conservatory and kitchen on the ground floor. There are four bedrooms, family bathroom and en suite to the main on the first floor. With ample driveway parking, single garage and mature, well stocked and well loved gardens to the rear it is a must view home.



Lounge 19'01 x 10'10" (5.82m x 3.30m)



Double glazed windows to the front, two radiators, chimney breast with inset wood burner, fixed fireplace fender seating and doorway to the dining room.

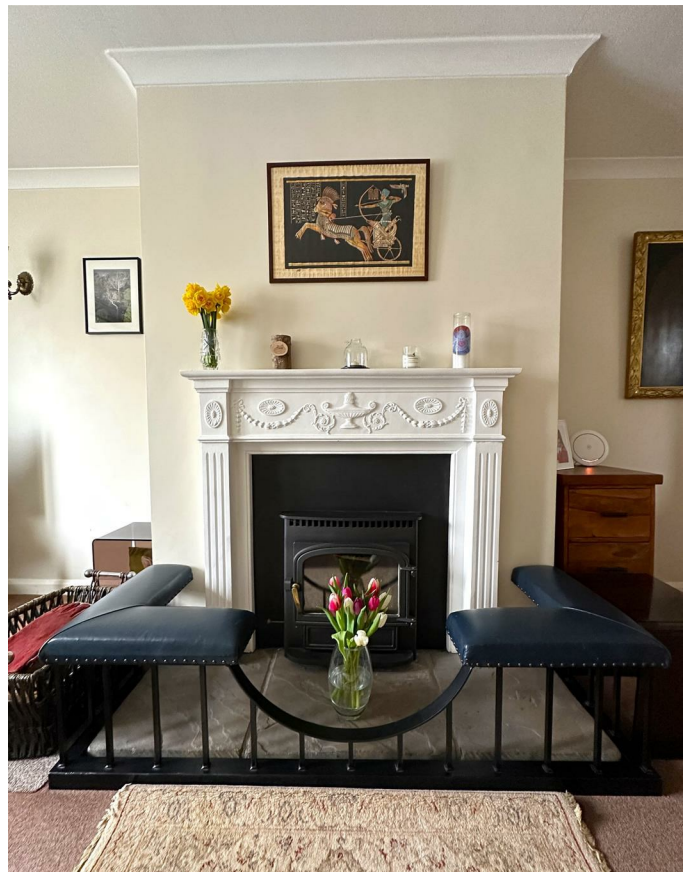


Entrance Hall

Front door, double glazed window to the side, radiator, door to the cloakroom and door to the lounge.

Cloakroom

Double glazed window to the rear, tiled floor, wash hand basin, toilet, floor mounted Oil fired boiler and modern consumer unit.



Dining Room 10'03" x 9'08" (3.12m x 2.95m)



Double glazed window to side, radiator, laminate flooring and door to the kitchen.

Kitchen 11'02" x 9'08" (3.40m x 2.95m)



Double glazed windows to the rear, laminate flooring, floor and wall mounted units, one and a half bowl stainless steel sink and drainer, dishwasher, electric cooker, fridge freezer, washing machine, under cabinet lighting, tiled splashes and door to the side lobby.

Side Lobby 13'06" x 3'10" (4.11m x 1.17m)

Double glazed window and double glazed door to the side, two storage cupboards and door to the family room.

Family Room 17' x 9'10" (5.18m x 3.00m)



Double glazed patio doors at the rear lead in to the conservatory, double glazed window to the side and radiator.

Conservatory 14'03" x 12'08" (4.34m x 3.86m)



Double glazed windows to the sides and rear, double glazed patio doors to the garden and tiled floor.

Landing

Double glazed window to the rear, loft access, airing cupboard and doors to all bedrooms and the family bathroom.

Bedroom One 17' x 9'10" maximum (5.18m x 3.00m maximum)



Double glazed window to the side and rear with views over the garden and beyond, radiator and door to the en suite.

En Suite 6'01" x 6' (1.85m x 1.83m)



Double glazed window to the side, towel radiator, wash hand basin with vanity storage, toilet and bath with shower over.

Bedroom Two 15'10" x 10'10" (4.83m x 3.30m)



Double glazed window to the front and radiator.

Bedroom Three 11'02" x 6'09" (3.40m x 2.06m)



Double glazed window to the side and radiator.

Bedroom Four 10'10" x 6'09" (3.30m x 2.06m)



Double glazed window to the side and radiator.

**Family Bathroom 10'10" x 6'07" maximum
(3.30m x 2.01m maximum)**



Double glazed window to the front, towel radiator, tiled floor and walls, toilet, wash hand basin, Bath with shower over.

Garage 16'11" x 8'08" (5.16m x 2.64m)



Up and over door to the front, window to the side, power and light.

Driveway

Five bar gate leads to a gravelled driveway providing parking to the front as well as parking to the side of the property in front of the garage. There is an electric car charging point attached to the side of the property.

Gardens



The generous, well established and well loved gardens offer a wide array and depth of planting, trees and shrubs along with a variety of visiting Wildlife. There is a garden shed, nature pond and side access to the front of the property.



Tenure



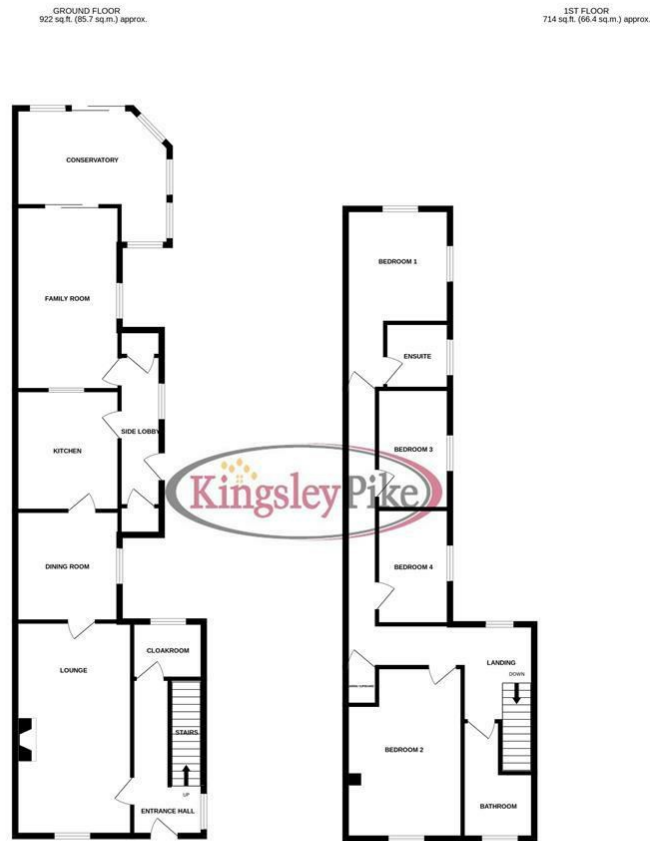
We are advised by the .gov website that the property is Freehold.

Council Tax



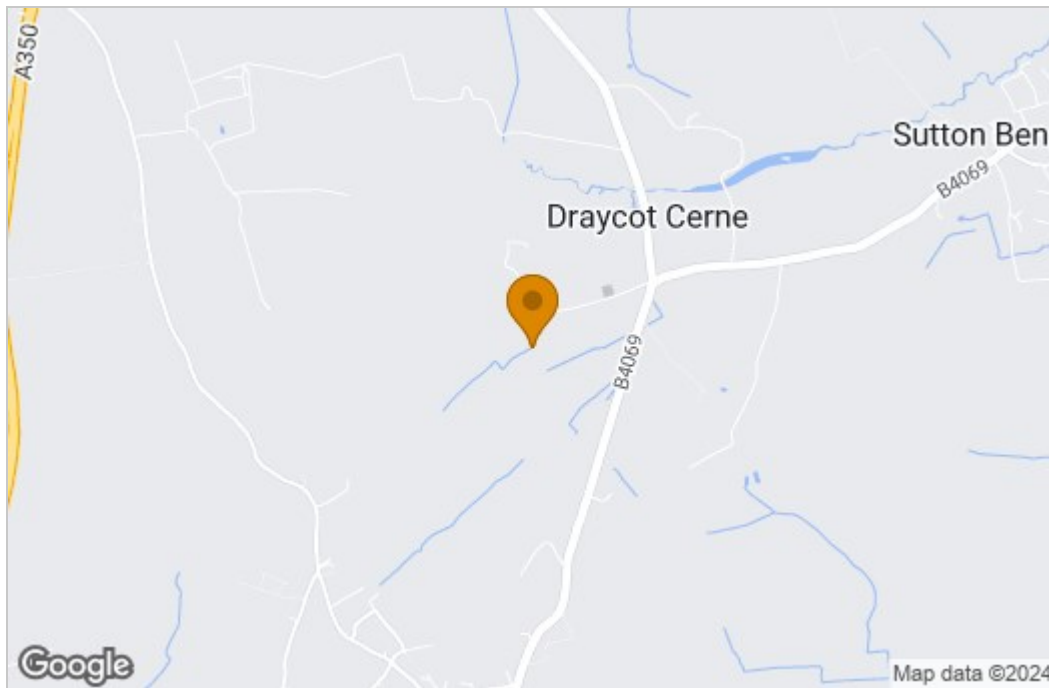
We are advised by the .gov website that the property is band E.

Floor Plan

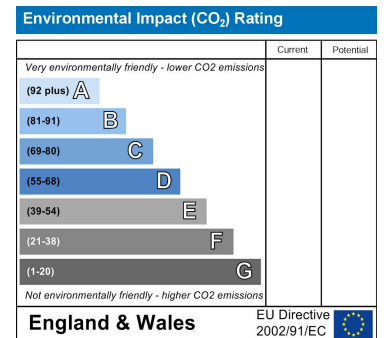
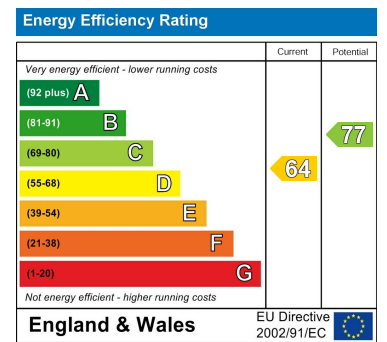


4 BEDROOM SEMI DETACHED HOUSE
 TOTAL FLOOR AREA: 1637 sq ft. (152.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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