



14 Sandes Close, Chippenham, SN15 2NH

£575,000

Located only 0.7 miles walk to the Mainline Train Station serving London Paddington and within easy reach of local schools and the Town Centre a detached family home situated in one of the most desirable roads in Chippenham. Comprising; entrance hall, cloakroom, study, lounge, dining room, conservatory, kitchen/dining room and separate utility room on the ground floor. On the first floor there are four bedrooms, two en suite shower rooms and a family bathroom. With a private South facing garden to the rear, single garage and driveway parking this is a must view home.

Entrance Hall

Double glazed window to the front, front door, stairs to the first floor, laminate flooring, radiator, doors to the study, cloakroom, lounge and kitchen/dining room.

Cloakroom 5'11" x 3'05" (1.80m x 1.04m)

Double glazed window, towel radiator, toilet and wash hand basin.

Study 8'01" x 5'11" (2.46m x 1.80m)



Double glazed window and radiator.

Lounge 17'08" x 12'07" + bay (5.38m x 3.84m + bay)



Double glazed bay window to the front, two radiators, laminate flooring, double glazed window to the side, wood burner with hearth and double doors to the dining room.



Dining Room 11'07" x 11'01" (3.53m x 3.38m)



Double glazed patio doors to the conservatory, laminate flooring, radiator and door to the kitchen/breakfast room.

Conservatory 11'02" x 8'10" (3.40m x 2.69m)



Double glazed windows, double glazed French doors to the garden and tiled floor.

**Kitchen/Breakfast Room 14'01" x 11'
(4.29m x 3.35m)**



Double glazed window to the rear, double glazed window to the side, radiator, laminate floor, door to the utility room, floor and wall mounted units, ceramic sink and drainer, electric hob, electric double oven, extractor fan, plumbing for a dishwasher, space for an American style fridge/freezer, under stairs storage cupboard and space for a breakfast table and chairs.



Utility Room 5'08" x 4'08" (1.73m x 1.42m)

Double glazed door to the side leading on to the driveway, radiator, laminate flooring, gas boiler, floor and wall mounted units, plumbing for a washing machine.

Landing

Loft access, airing cupboard, doors to all bedrooms and the bathroom.

**Bedroom One 15'10" x 12'10" maximum
(4.83m x 3.91m maximum)**



Double glazed window to the front, radiator and door to the en suite.

En Suite Shower 9'07" x 3'11" (2.92m x 1.19m)

Toilet, wash hand basin, towel radiator and shower cubicle.

Bedroom Two 13'09" x 10'09" (4.19m x 3.28m)



Double glazed window to the rear, radiator and door to the en suite shower room.

En Suite Shower Room 9'07" x 5'01" (2.92m x 1.55m)



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

Bedroom Three 12'03" x 11'01" maximum (3.73m x 3.38m maximum)



Double glazed window to the front and radiator.

Bedroom Four 9'01" x 8'10" (2.77m x 2.69m)



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

Bathroom 9'04" x 5'11" (2.84m x 1.80m)



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

Garage

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

Driveway

Providing parking for multiple cars in front of the garage.

Gardens



South facing, laid to areas of lawn and patio with mature shrub borders, door to the garage, garden shed and gated access to the front of the property.



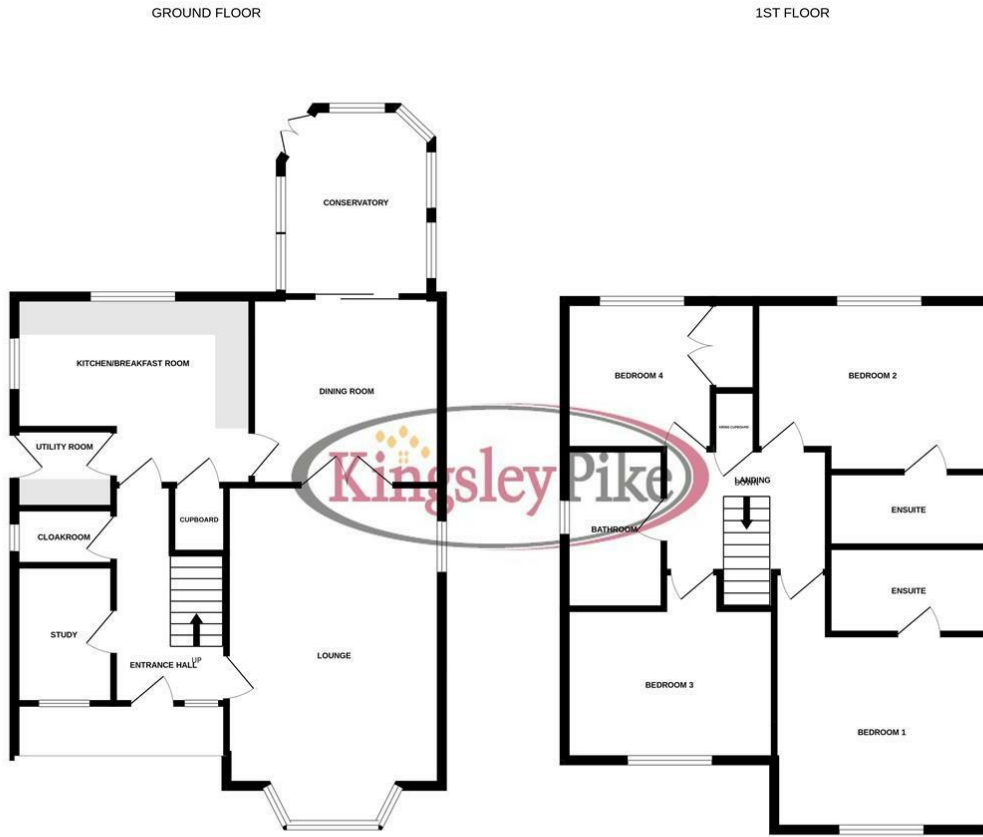
Tenure

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 F.

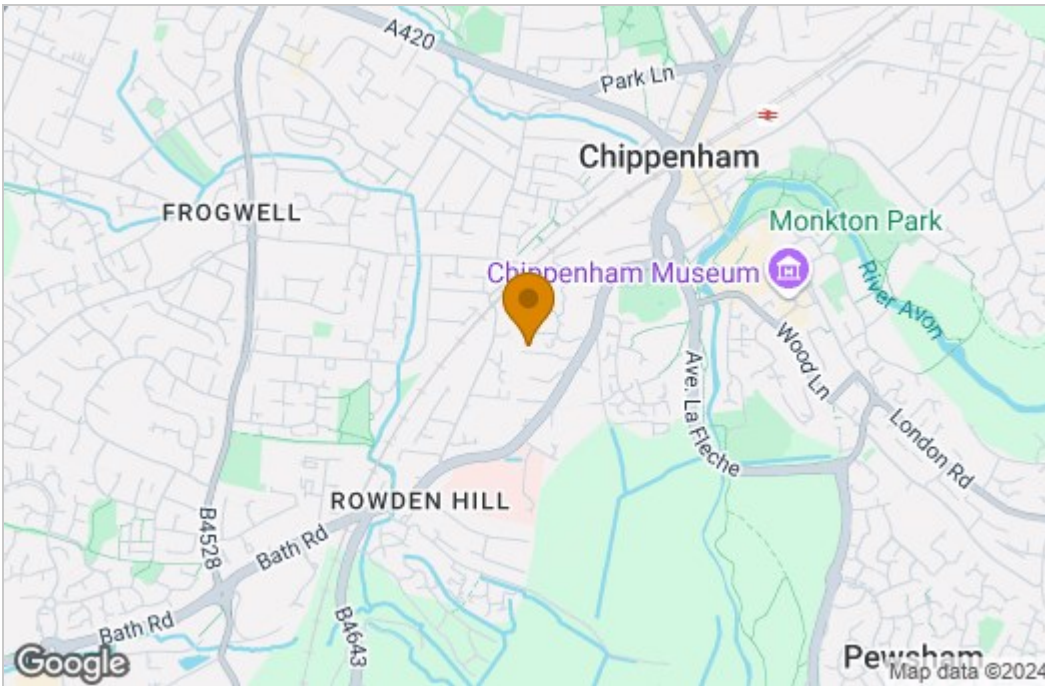
Floor Plan



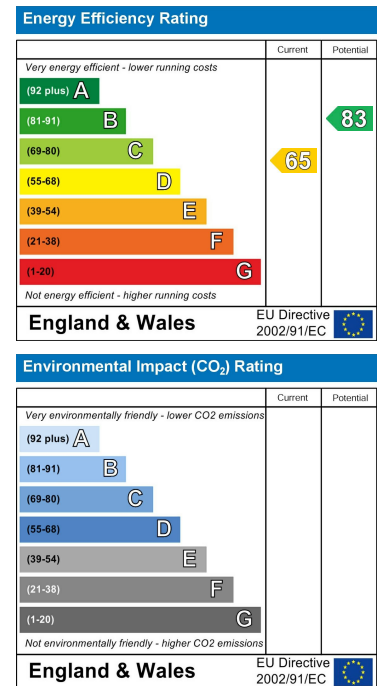
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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