



2 Roundwood View, Chippenham, SN15 4BG

£615,000

This detached family home sits in a cul de sac within the ever popular village of Christian Malford, less than 6 miles from Chippenham Train Station serving London Paddington and less than 4 miles from junction 17 of the M4 Motorway. Extended to the rear, it offers flexible and spacious living accommodation accompanied by four bedrooms, bathroom and en suite on the first floor. With a double garage, ample parking, views over open countryside, Heat Pump and 4KW solar system it has much to offer.

Entrance Hall



Double glazed composite front door, machined wood flooring, radiator, under stairs cupboard, stairs to the first floor, door to the study, door to the lounge, door to the cloakroom and door to the kitchen/dining room.

Cloakroom

Double glazed window to the front, radiator, tiled floor and toilet.

Study



Double glazed window to the front, two radiators and machined wood flooring.

Reception Room



Double glazed window to the front with window seat, double glazed patio doors to the rear leading in to the garden, two radiators, machined wood flooring.

Open Plan Family/Dining /Kitchen Area



Full length double glazed window, two tall feature radiators and further radiator, machined wood flooring, chimney breast with inset wood burner, slate hearth and reclaimed wood mantle, opening to the kitchen/dining area. Double glazed Bi Folding doors open on to the garden, further double glazed panels to the side, double glazed window to the rear, two Velux windows, door to the side lobby, breakfast bar, space for a family dining table, range of floor and wall mounted units, inset sink and drainer, integral dishwasher, Rangemaster Toledo cooker, extractor fan over, Plumbing for an American style Fridge/freezer.



Side Lobby

Double glazed window to the rear, double glazed door to the front leading to the garage and front of the property, door to the utility room and door to the craft/hobby room, storage cupboard/ larder.

Utility Room



Double glazed door to the side, sink and drainer, radiator, vinyl flooring, vent for tumble dryer, plumbing for a washing machine, space for a tumble dryer and space for a further appliance.

Hobby/Craft Room



Double glazed window to the rear, vinyl flooring, radiator, sink and drainer.

Landing

Access to the loft space, doors to all bedrooms and bathroom.



Bedroom One



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

Bedroom Two



Double glazed window to the front, radiator and wardrobe



En Suite



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

Bedroom Three



Double glazed window to the rear, radiator and wardrobe.



Bedroom Four



Double glazed window to the rear and radiator.

Bathroom



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

Double Garage

Two up and over doors to the front, personal door to the garden and personal door to the side lobby, power, light and wall mounted heat pump.

Driveway

Providing off road parking for four cars in front of the garage.

Gardens



The front garden is laid to lawn with plant and shrub borders, established tree and shingle stone pathway leading to the front door. To the rear there are two patios, lawned areas, pond, shrub and plant borders, backing on to agricultural land, outside tap, greenhouse, side access and personal door in to the garage.



Solar Panels

Included in the sale is a 4kw solar system which contributes to the electricity used by the property and allows for excess electricity to be sold on to the electricity provider. In 2023 the current owners received circa £500 back. Along side this the property also receives Circa £950 a year until September 2028 as part of the Renewable Heat Initiative.

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

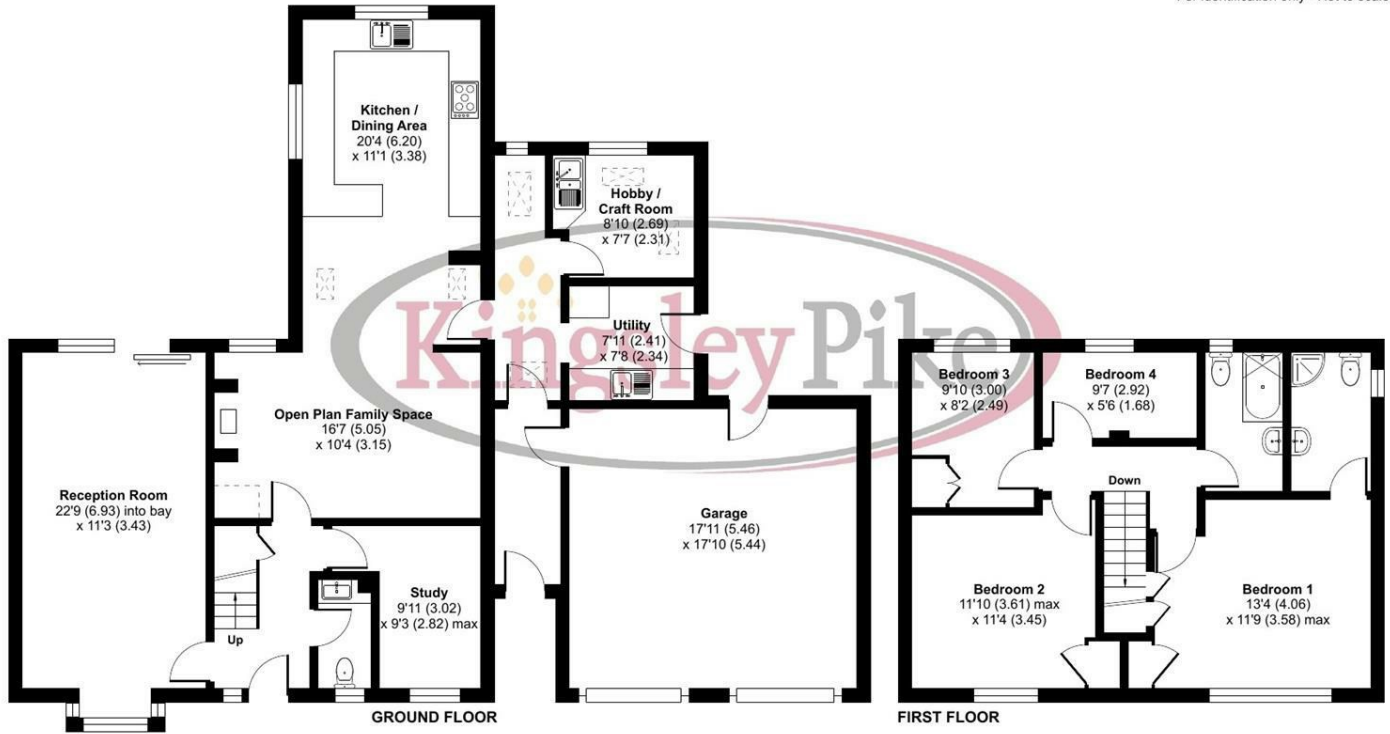
Roundwood View, Station Road, Christian Malford, Chippenham, SN15

Approximate Area = 1695 sq ft / 157.4 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 2010 sq ft / 186.6 sq m

For identification only - Not to scale

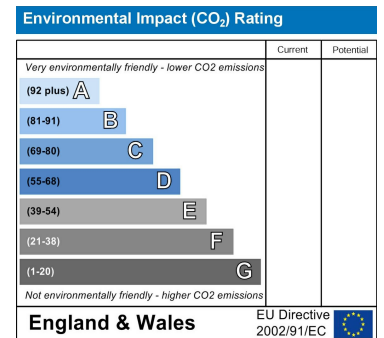
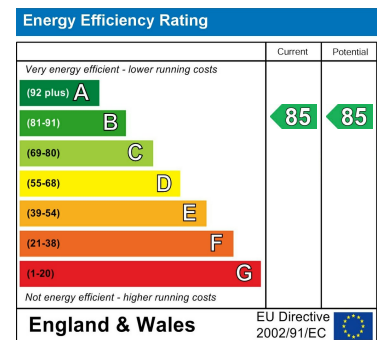


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrbecom 2024. Produced for Kingsley Pike. REF: 1101643

Area Map



Energy Efficiency Graph



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