



## **9 Roundwood View, Chippenham, SN15 4BG**

**£645,000**

Welcome to Roundwood View, a charming property located in the picturesque village of Christian Malford, Chippenham. This delightful detached house offers ample space with 2 reception rooms, kitchen/breakfast room, utility room, cloakroom, shower room, en suite bathroom and an impressive 5 bedrooms, making it perfect for a growing family or those who love to entertain guests. One of the standout features of this property is its situation, overlooking the beautiful open fields that the property backs onto, offering a tranquil and scenic view. With a double garage, driveway parking and private gardens it is one to be viewed.



## Entrance Hall



Double glazed front door, radiator, under stairs cupboard, stairs to the first floor, door to the cloakroom, lounge and dining room.

## Cloakroom

Double glazed window to the front, radiator, toilet and wash hand basin.

## Lounge



Double glazed bay window to the front, patio doors to the rear leading in to the kitchen/breakfast room, two radiators and open fire with surround.

## Dining Room



Double glazed window to the side, radiator, door to

the kitchen/breakfast room and door to the utility room.

## Kitchen/Breakfast Room



Two double glazed windows to the rear, double glazed door to the side, double glazed French doors to the side leading in to the garden, space for a family table and chairs, breakfast bar, floor and wall mounted units, sink and drainer, electric hob with extractor over, electric oven, grill oven, microwave, integral dishwasher and fridge/freezer, and radiator.







### Utility Room

Double glazed window to the side, radiator, sink and drainer, plumbing for a washing machine and floor mounted Oil fired boiler.

### Landing

Doors to all bedrooms, bathroom, airing cupboard and loft access.

### Bedroom One



Double glazed window to the rear, radiator, fitted wardrobe and door to the en suite.

### En Suite



Double glazed window to the side, towel radiator,

toilet, wash hand basin, bath and electric shower over.

### Bedroom Two



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

### Bedroom Three



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

### Bedroom Four



Double glazed window to the rear, radiator and fitted wardrobe.



## Bedroom Five



Double glazed window to the side and radiator.

## Shower Room



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

## Double Garage

Two up and over doors to the front, personal door to the side, power and light.

## Driveway

Space for two cars in front of the garage with potential to create more.

## Gardens



Backing on to open fields the garden offers areas of lawn, patio and raised beds along with vegetable plots, green house, garden shed and hard standing with double gates currently used for storing a caravan.





**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

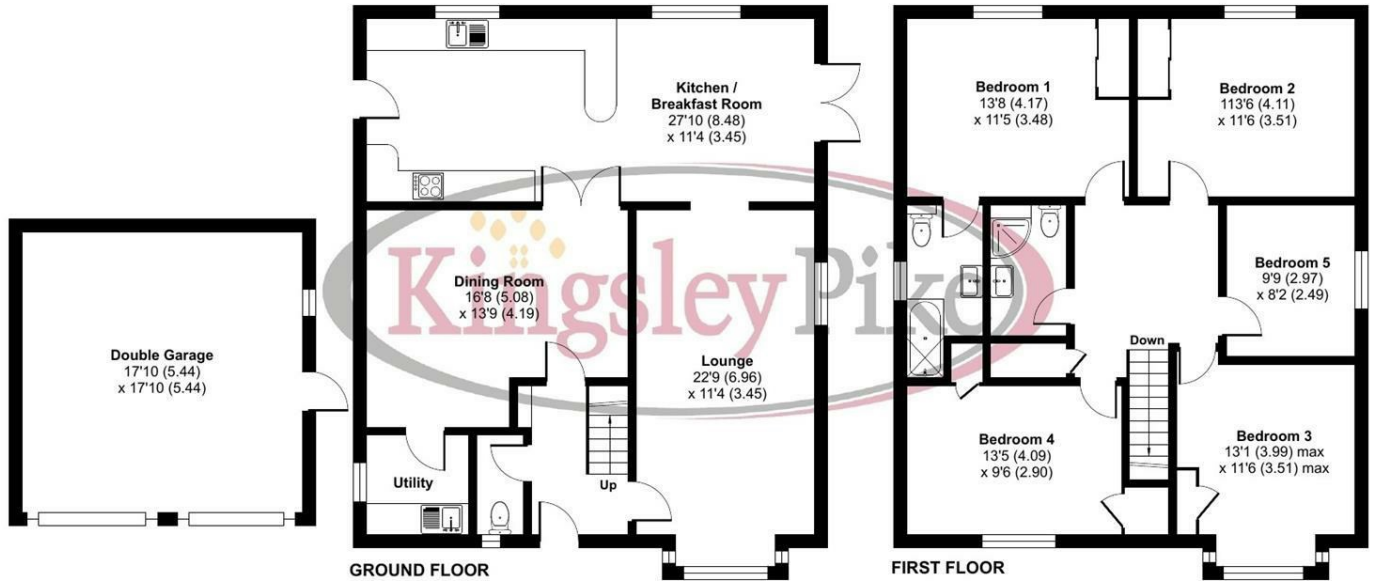
## Station Road, Christian Malford, Chippenham, SN15

Approximate Area = 1896 sq ft / 176.1 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2214 sq ft / 205.6 sq m

For identification only - Not to scale

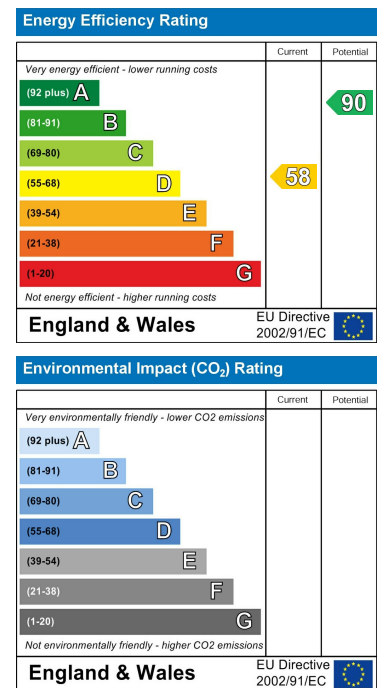


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Kingsley Pike. REF: 1122394

# Area Map



# Energy Efficiency Graph



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