



**47 Hardens Mead, Chippenham, SN15 3AF**

**£315,000**

Welcome to this property located in the popular area of Hardens Mead, Chippenham. This delightful semi-detached house boasts a well-presented interior with two reception rooms, perfect for entertaining guests or relaxing with family. With three bedrooms, there is ample space for a growing family or for those in need of a home office. The property also features a modern bathroom. One of the highlights of this lovely home is its good-sized garden, providing a good outdoor space for gardening enthusiasts, children to play, or for hosting summer barbecues with friends. Additionally, the paved driveway offers convenient off-road parking for residents and visitors alike. Don't miss the opportunity to make this house your home. Book a viewing today and envision the possibilities that this property has to offer!



### **Porch**

Front door leads into porch, further door into entrance hallway, double glazed window to side.

### **Entrance Hallway**



Staircase to first floor, radiator, tiled floor, under stairs cupboard.

### **Living Room 12'09" x 11'04" (3.89m x 3.45m)**



Double glazed window, radiator, doors to dining room.

### **Dining Room 14'01" x 9'10" (4.29m x 3.00m)**



Bay to rear with double glazed windows to either side, double glazed doors to garden, radiator, door to kitchen.

### **Fitted Kitchen 9'03" x 8'07" (2.82m x 2.62m)**



Double glazed window, laminated work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob with cooker hood, fitted oven, built in cupboard, door to utility room and cloakroom.





**Utility Room 12'08" x 7'02" max (3.86m x 2.18m max)**



Double glazed window, door to garden work top with plumbing and space for washing machine, tiled floor, space for fridge/freezer.

**Cloakroom**

Two double glazed windows, W.C, pedestal hand basin.

**Landing**

Doors to all bedrooms and bathroom, built in cupboard, access to loft.

**Bedroom One 11'06" x 11'03" (3.51m x 3.43m)**



Double glazed window, built in wardrobe, radiator.

**Bedroom Two 13'0" x 8'08" (3.96m x 2.64m)**



Double glazed window, radiator.

**Bedroom Three 8'0" x 8'06" (2.44m x 2.59m)**



Double glazed window, built in cupboard, radiator.

## Bathroom



Double glazed window, panelled bath, hand basin, W.C, radiator.

## Front

To the front there is a paviour driveway providing off road parking.

## Rear



Good size enclosed garden laid mainly to lawn with patio area, gated side access, tap.

## Garage 19'08" x 7'09" (5.99m x 2.36m)

Garage with up and over door, power and light, gas boiler, window to side.

## Tenure

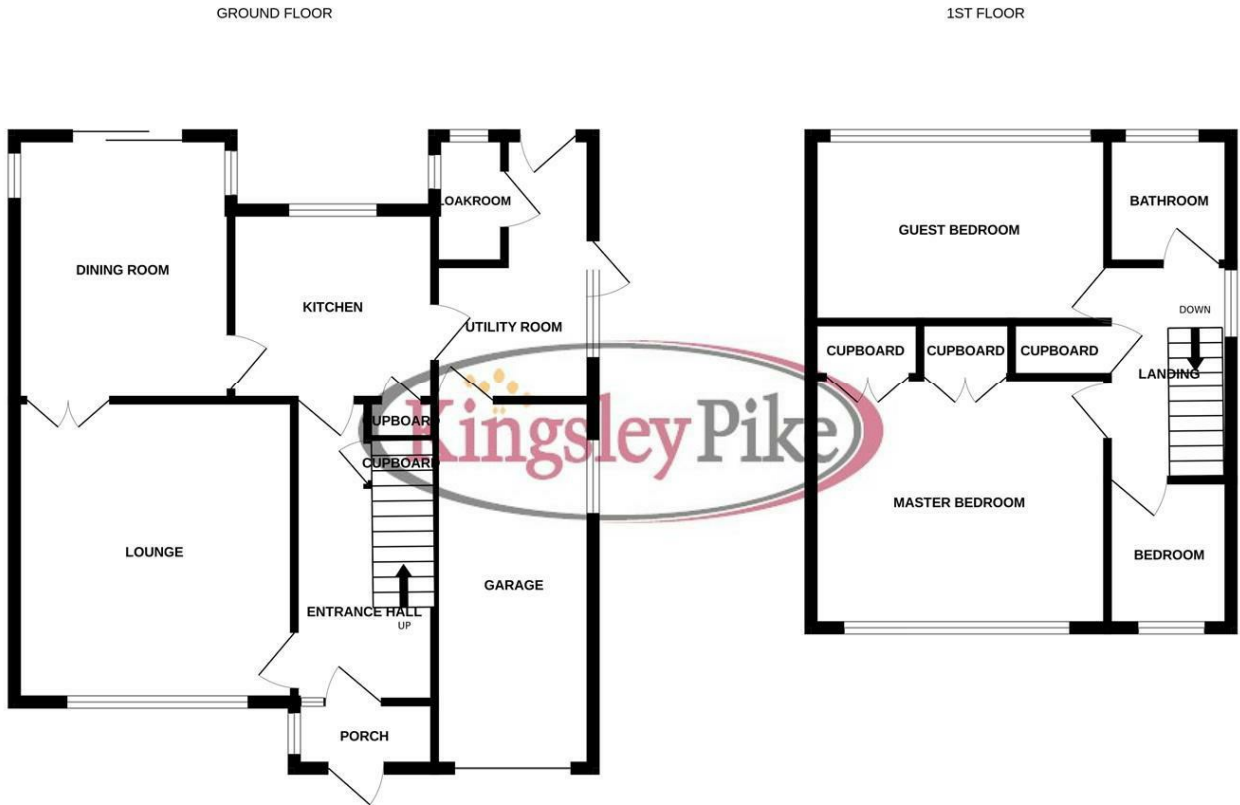
GOV.UK advise Freehold.

## Council Tax Band

GOV.UK advise band C.

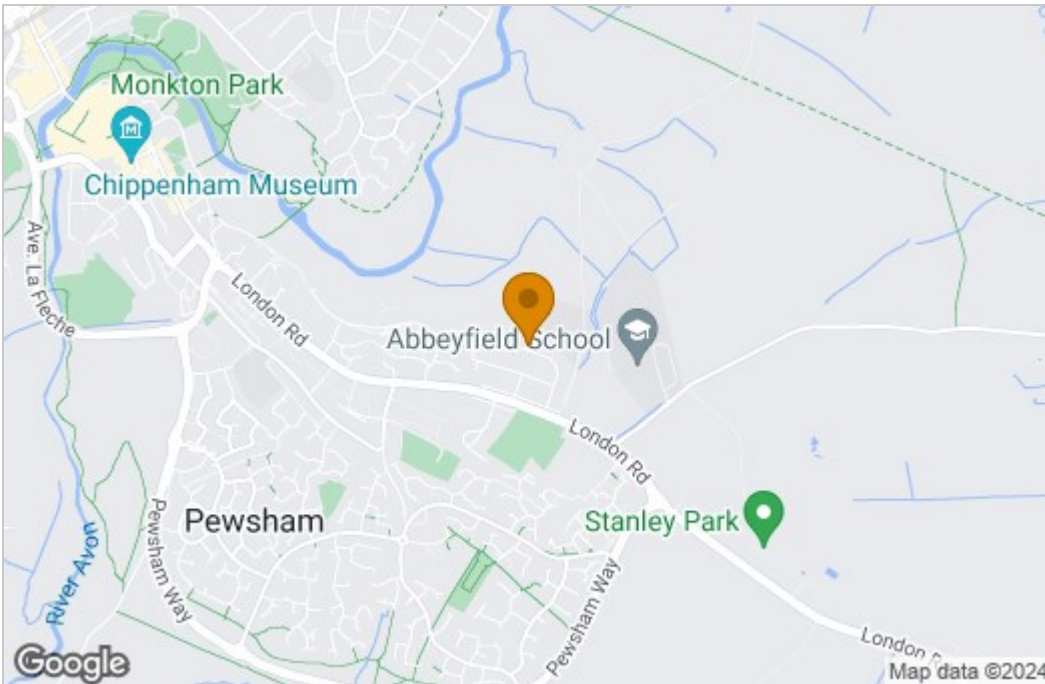


# Floor Plan

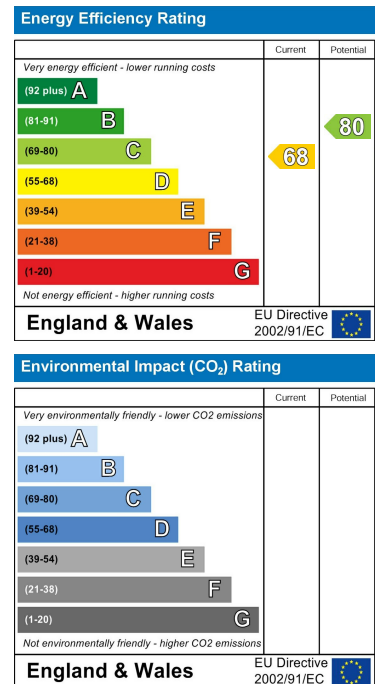


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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