



49 Cranwell Close, Chippenham, SN14 0QG

£318,000

Set away from the road within the ever popular Queens Crescent estate, this three bedroom semi detached property is well presented and makes a fantastic family home. Offering generous front and rear gardens along with the added bonus of a garden pod. There is a single garage and parking space. An early viewing is highly recommended. There is also granted planning for single and double storey extensions to be added - PL/2023/03512

Porch



Timber porch providing cover to the front door.

Entrance Hall

Double glazed front door, laminate flooring, radiator, under stairs storage, door to the utility space, door to the kitchen and double doors to the living area.

Living Area 13'04" x 11'11" (4.06m x 3.63m)



Double glazed window to the front, radiator, laminate flooring, open to the dining room.

Dining Area 10'04" x 9'03" (3.15m x 2.82m)



Double glazed patio doors to the rear, laminate flooring and archway to the kitchen.



Kitchen 10' x 7'04" (3.05m x 2.24m)



Double glazed window to the rear, door to the hallway, range of modern floor and wall units, under stairs recess for fridge/freezer, ceramic sink and drainer, electric cooker with oven and hob, extractor fan over.

Utility Space

Double glazed window to the side, plumbing for a washing machine and wall mounted gas fired boiler.

Landing



Double glazed window to the side, airing cupboard, doors to all bedrooms and the bathroom.

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



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

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



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

Bedroom Three 9'08" x 6'01" (2.95m x 1.85m)



Double glazed window to the front, radiator and over stairs cupboard.

Bathroom 9'04" x 5'06" (2.84m x 1.68m)



Two double glazed windows to the rear, towel radiator, toilet, wash hand basin, bath and separate shower cubicle.

Rear Garden



Enclosed South facing garden with gated side access, laid to areas of patio and lawn with flower and shrub borders.

Garden Pod



Fully insulated, power and light fittings, double glazed French doors opening in to the garden.

Front Garden



Established garden with flowers, plants and shrubs, pond and pathway leading to the front door.





Garage



Single garage located within a block.

Parking

Parking space in front of the garage.

Planning Permission

On 15th August 2023 the property was granted planning permission (PL/2023/03512) for a single and double storey extension.

Tenure

We are advised by the .Gov website that the property is freehold.

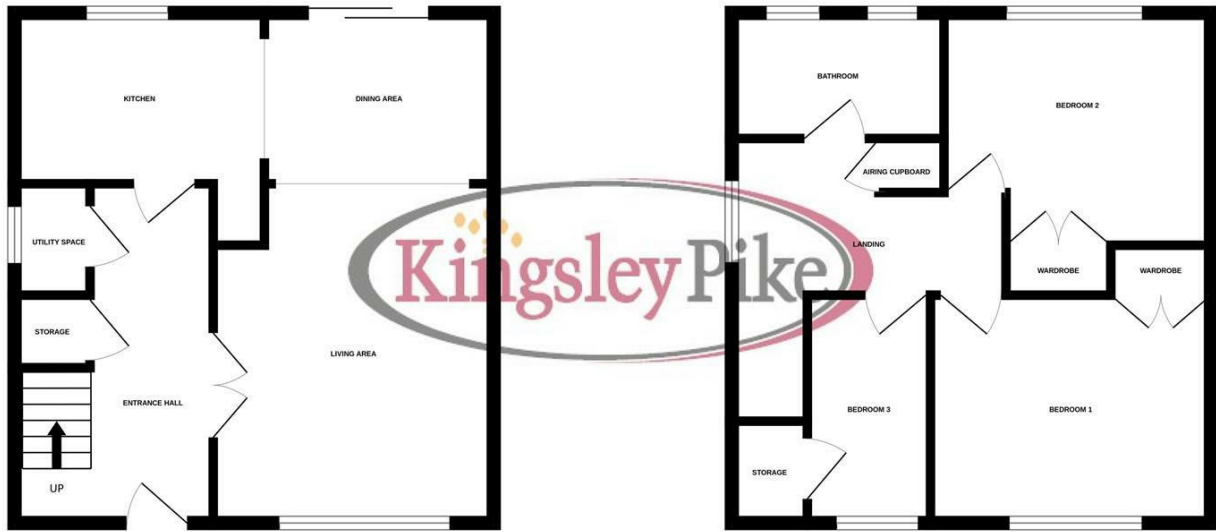
Council Tax

We are advised by the .Gov website that the property is band C.

Floor Plan

GROUND FLOOR

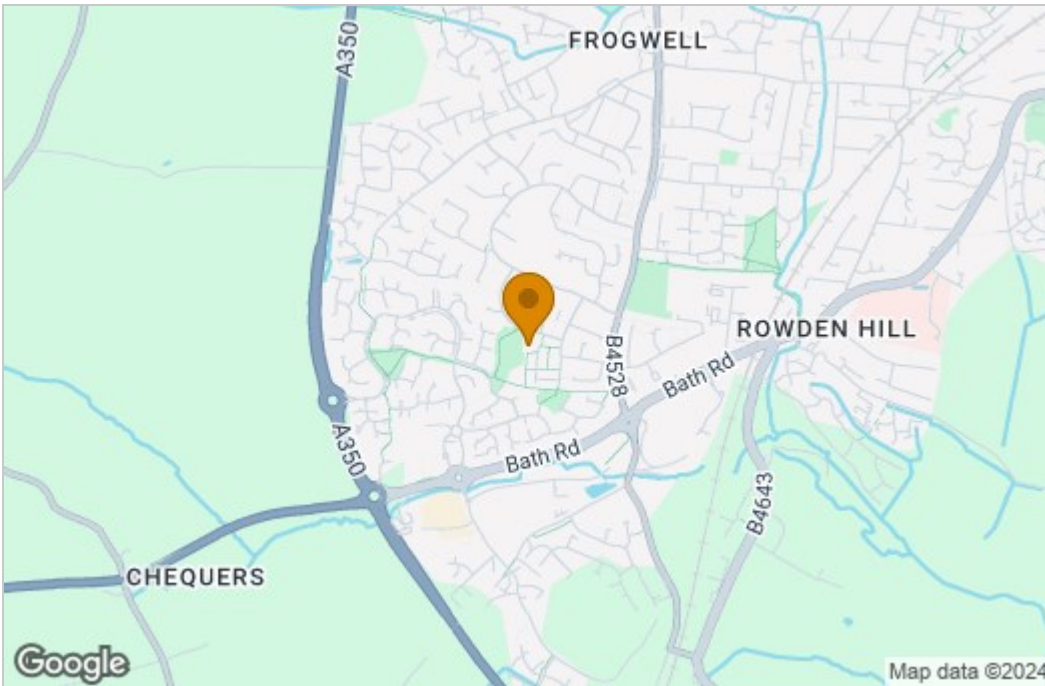
1ST FLOOR



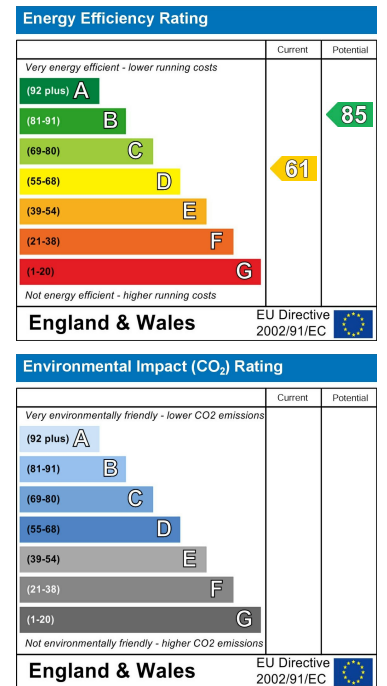
3 BEDROOM SEMI DETACHED HOUSE

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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