



**19 Haystack Avenue, Chippenham, SN14 0FY**

**£460,000**

Located on the Western side of Chippenham, offering excellent road access to both the town centre, with main line railway serving London Paddington and the M4 motorway Jct.17, a beautifully presented recently built, four bedroom detached house. To the rear of the property there is an enclosed garden with patio and shingle with gated access to the driveway which provides off road parking and access to the garage. Further benefits include double glazing and gas central heating.

## Entrance



## Entrance Hallway



Front door leads into good size entrance hallway, under stairs cupboard.



## Cloakroom

W.C, hand basin, radiator.

## Living Room



Dual aspect double glazed windows (One is a bay), radiator.



## Kitchen / Diner



Dual aspect double glazed windows, work tops with a range of cupboards and drawers, integrated dishwasher and integrated fridge/freezer, inset sink unit, inset electric hob, cooker hood, fitted electric oven, French doors to garden.



### Utility Room



Work top, plumbing and space for washing machine, wall mounted gas boiler.

### Landing

Doors to bedrooms and bathroom, built in cupboard.

### Bedroom One



Double glazed window, fitted wardrobes, radiator.



### En Suite



Double glazed window, fully tiled shower cubicle, hand basin, W.C, radiator.

## Bedroom Two



Double glazed window, radiator.

## Bedroom Three



Double glazed window, radiator.

## Bedroom Four



Double glazed window, radiator.

## Family Bathroom



Double glazed window, panelled bath with mixer/spray shower, tiled shower cubicle, hand basin, W.C, radiator.

## Outside

### Front

Small area of garden with path.

### Rear



Enclosed garden with patio and stone shingle, power and light, gated side access to the driveway.





## Garage



Power and Light.

### **Tenure**

GOV.UK advise Freehold.

Development Charge TBC

### **Council Tax Band**

GOV.UK advise Band E

# Floor Plan

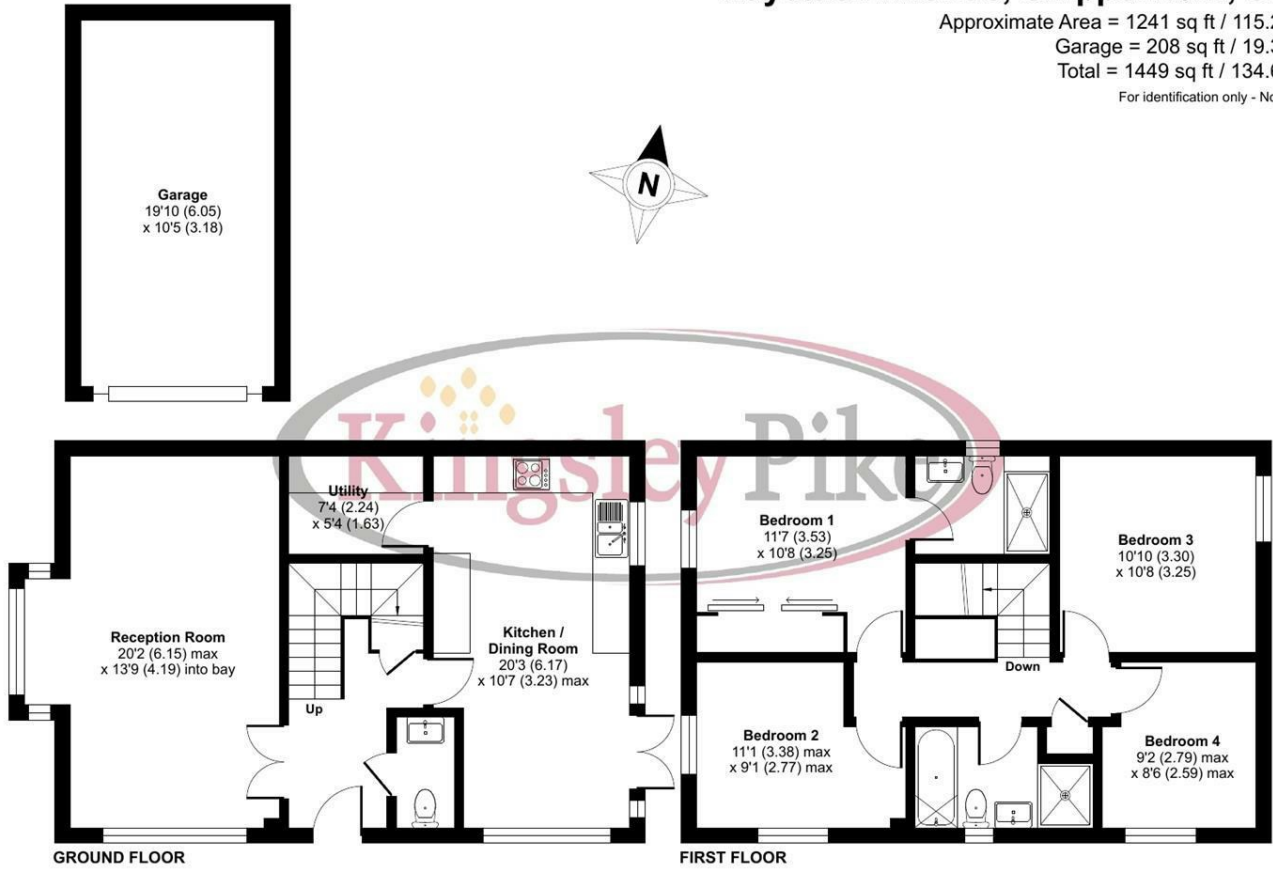
## Haystack Avenue, Chippenham, SN14

Approximate Area = 1241 sq ft / 115.2 sq m

Garage = 208 sq ft / 19.3 sq m

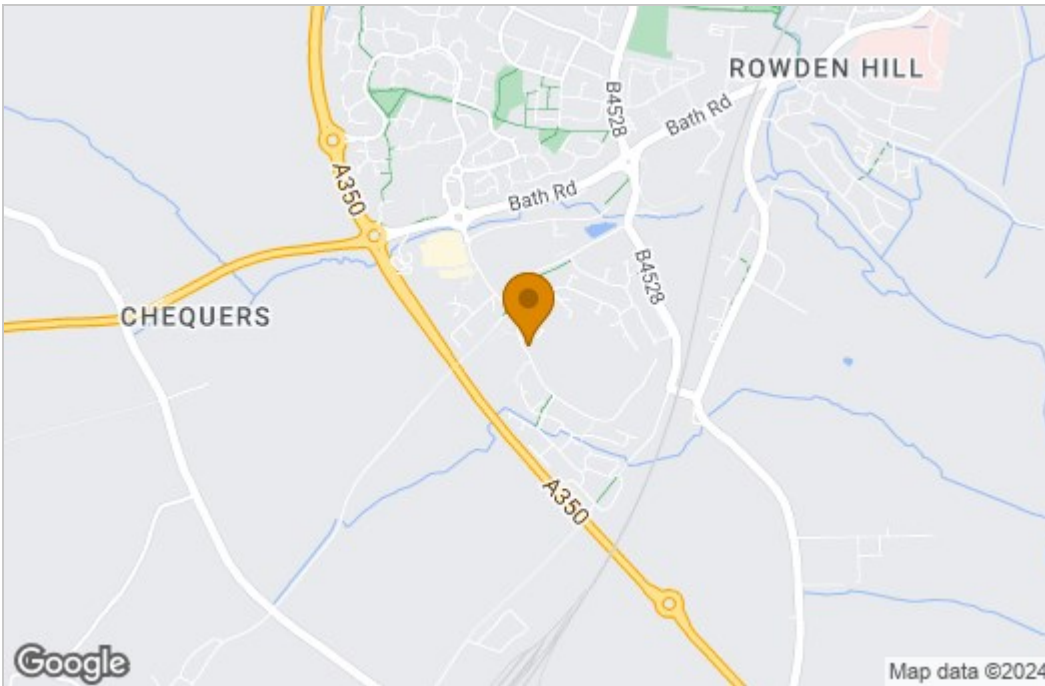
Total = 1449 sq ft / 134.6 sq m

For identification only - Not to scale

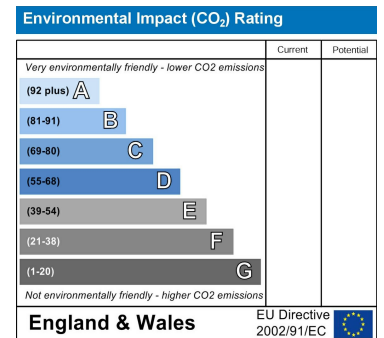
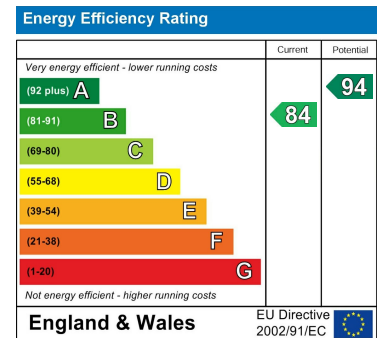


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Kingsley Pike. REF: 1152210

# Area Map



# Energy Efficiency Graph



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