



4a The Ridings, Chippenham, SN14 6JG

£445,000

Set back from the road facing an open green within the village of Kington St Michael, a detached family home conveniently placed for access in to the town of Chippenham or out to the M4 motorway. Comprising; entrance hall, cloakroom, lounge, dining room, conservatory, kitchen and utility space on the ground floor. **THREE DOUBLE BEDROOMS**, family bathroom and en suite shower room. Further benefits include a detached garage, side and rear gardens, gas central heating and double glazing.

Entrance Hall

Double glazed front door, stairs to the first floor, under stairs cupboard, door to the cloakroom, door to the utility, door in to the lounge.

Cloakroom

Double glazed window to the side, radiator, tiled floor, toilet and wash hand basin.

Lounge 14'07" x 13'06" (4.45 x 4.11)



Double glazed window to the front, radiator, electric fire and surround, wall lights and double doors in to the dining room.

Dining Room 10'11" x 10'04" (3.33 x 3.15)



Double glazed patio doors to the rear, radiator and door in to the kitchen.

Conservatory 10'08" x 9'0" (3.25 x 2.74)



Double glazed patio doors to the rear leading in to the garden, tiled floor, double glazed windows to the side and rear.

Kitchen 16'09" x 9'06" (5.11 x 2.90)



Double glazed window to the side and rear, double glazed door to the rear, tiled floor, tiled splashes, floor and wall mounted units, gas hob, electric oven, extractor fan, stainless steel sink and drainer, radiator, space for a fridge/freezer, space for two under cabinet appliances, archway to utility space.

Utility Space

Double glazed window to the side, tiled floor, radiator, door in to the entrance hall, stainless steel sink and drainer, plumbing for a washing machine, space for a further appliance, wall mounted boiler and extractor fan.

Landing



Double glazed window to the side, storage cupboard, loft hatch and doors to all.

Bedroom One 12'0" x 11'02" (3.66 x 3.40)



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

En Suite

Shower cubicle with mains shower, sink, toilet, radiator and tiled floor.

Bedroom Two 12'0" x 11'01" (3.66 x 3.38)



Double glazed window to the rear, radiator and wardrobe.

Bedroom Three 14'06" x 9'06" (4.42 x 2.90)



Double glazed window to the rear and radiator.

Family Bathroom



Double glazed window to the front, radiator, tiled floor, toilet, sink, bath with shower over, shower screen and storage cupboard.

**Outside
Gardens**



The garden has two sections, one to the rear and one to the side. The side garden is raised whilst being laid to lawn with pathway leading to the front of the house. The rear garden is laid to areas of patio and lawn with gate leading to the parking, storage shed and personal door in to the garage.

Side Garden



Rear



Garage



Up and over door, personal door to the side, power and light.

Parking

The driveway is laid to shingle stone providing space for multiple cars.

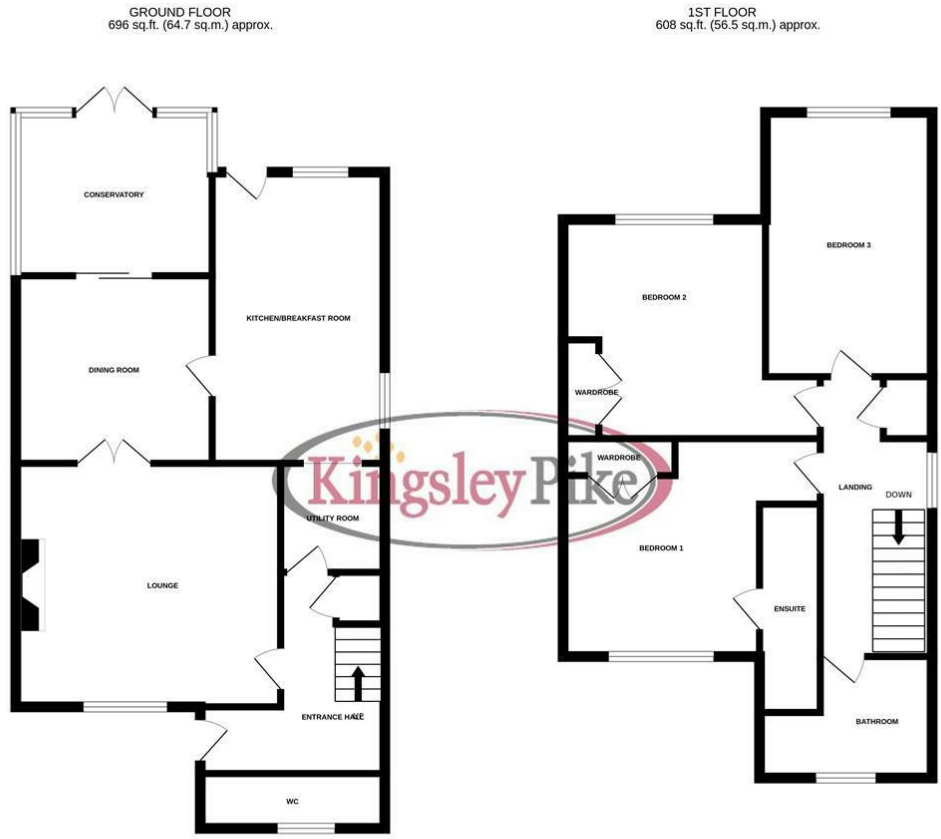
Tenure

We are advised via the .gov website that the property is Freehold.

Council Tax

We are advised via the .gov website that the property is Tax band D.

Floor Plan

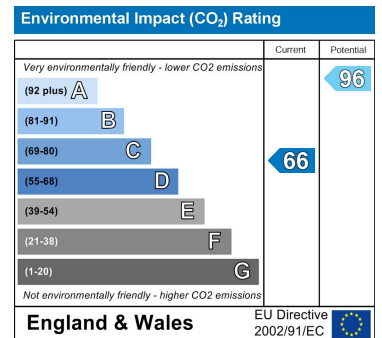
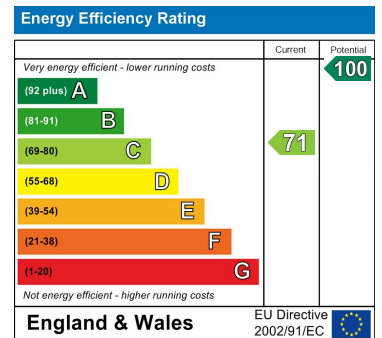


3 BEDROOM DETACHED HOUSE
 TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or 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.
 Made with Metropix ©2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.