



**4 Kempton Park Court, Chippenham, SN14 0FD**

**£439,950**

GARDEN POD PROVIDING HOME OFFICE SPACE. A well presented modern four bedroom detached house situated in a cul de sac location, also providing excellent road links to both the M4 Motorway and the town centre. A particular feature of the property is the pod in the rear garden which provides a home office / home business or hideaway for the teens, it has power and is air conditioned. The rear garden is enclosed and laid mainly to lawn, to the front a paviour driveway provides off road parking and access to the garage.



### **Entrance Hallway**

Front door leads into the hallway with staircase to first floor, radiator, under stairs cupboard.

### **Cloakroom**

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

### **Living Room 14'01" x 13'11" into bay (4.29 x 4.24 into bay)**



Double glazed bay window to front two further double glazed windows to side, radiator, fireplace with inset gas fire.

### **Dining Room 9'06" x 8'11" (2.90 x 2.72)**



Double glazed French doors to rear, radiator.

### **Fitted Kitchen 11'10" x 9'06" (3.61 x 2.90)**

Double glazed window to rear, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, radiator.

### **Utility Room 6'11" x 4'05" (2.11 x 1.35)**

Door to side and garden, laminated work top, cupboard under, plumbing and space for washing machine, newly fitted gas boiler (2022).

### **Landing**

Built in cupboard housing hot water tank, access to loft.

### **Bedroom One 12'2" x 12'0" (3.71 x 3.66)**



Double glazed window, built in wardrobe, radiator.

### **En Suite Shower**

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

### **Bedroom Two 9'09" x 9'08" (2.97 x 2.95)**



Double glazed window, built in wardrobe, radiator.



**Bedroom Three 9'4" x 8'05" (2.84 x 2.57)**



Double glazed window, built in cupboard, radiator.

**Bedroom Four 11'03" x 6'09" (3.43 x 2.06)**



Double glazed window, radiator.

**Family Bathroom**

Double glazed window, walk in shower, hand basin inset to vanity unit, W.C, towel style radiator.

**Outside**



**Rear**



Enclosed garden laid mainly to lawn with split level patio area and paviour pathways, side access, outside tap.

**Garden Pod 16'0" x 10" (4.88m x 3.05m)**



Garden pod providing an excellent space for home office / home business or hobby. The pod benefits from power and air conditioning, recessed spotlights, double glazed door to garden with double glazed screens to either side.





**Front**

To the front of the property is a paved driveway providing off road parking and access to the single garage.

**Single Garage 17'0" x 8'03" (5.18 x 2.51)**

Up and over door, power point, light.

**Tenure**

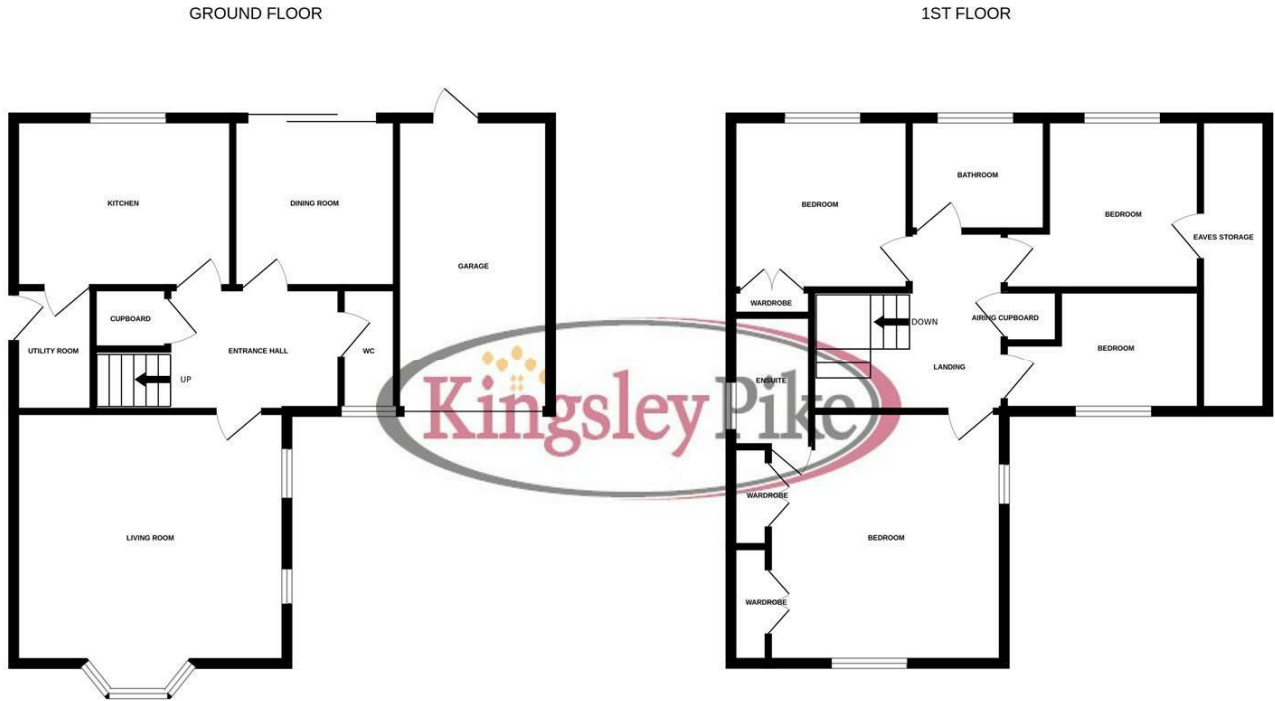
GOV.UK advise Freehold.

**Council Tax Band**

GOV.UK advise band E.



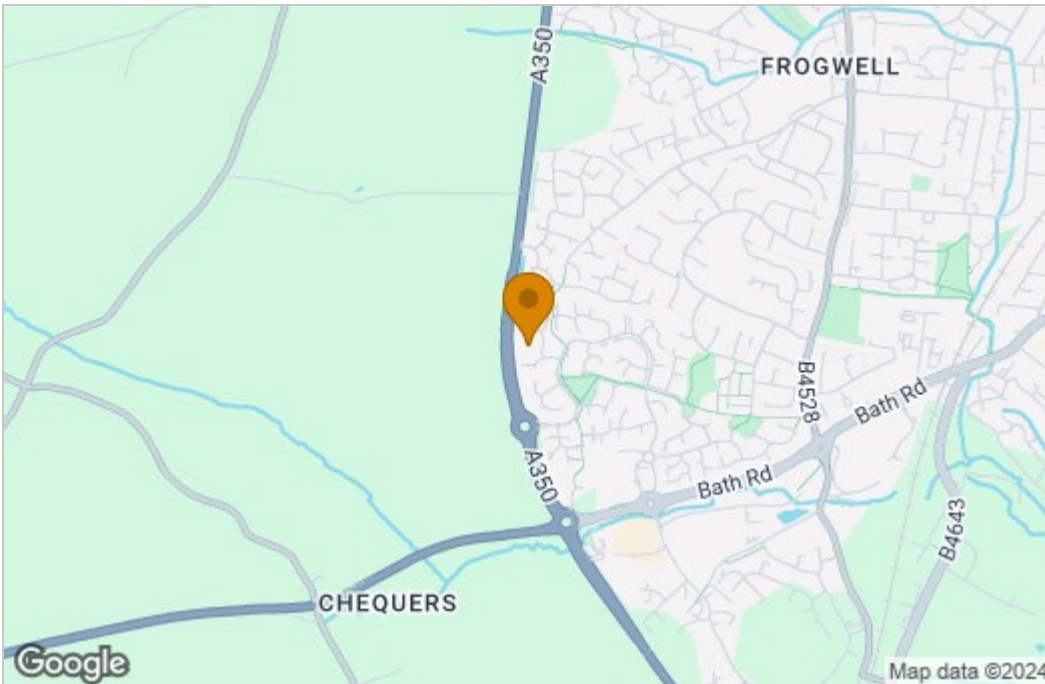
# Floor Plan



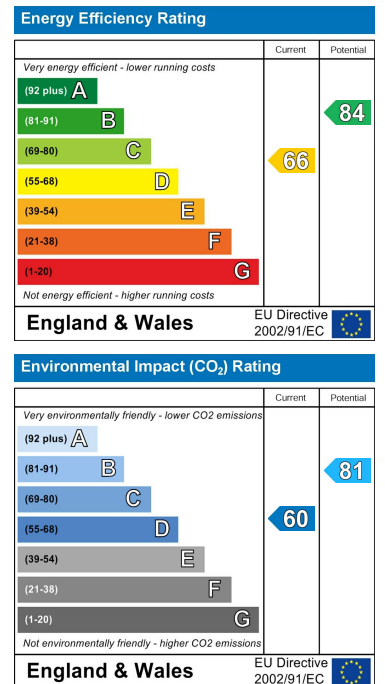
4 BEDROOM DETACHED HOUSE

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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