



45 Park Lane, Chippenham, SN15 1LN

£365,000

Located in the heart of Chippenham, only 0.3 miles walk to The Mainline Railway Station serving London Paddington and backing on to the well regarded John Coles Park, this family home has accommodation arranged over three floors. On the ground floor there are two reception rooms with dual aspect wood burner along with a kitchen family room with French doors opening on to the well stocked and well sized cottage like garden at the rear. On the first floor there are three bedrooms and a family bathroom and on the top floor a further bedroom, office/study space and shower room. NO ONWARD CHAIN

Park Lane

The entrance hall provides a warm welcome with stairs leading to the first floor and doorway giving access to the two reception rooms. Sharing a wood burning stove the rooms are divided in to a living space and dining space with coat cupboard, under stairs storage and double doors leading through in to the open plan kitchen/family room.

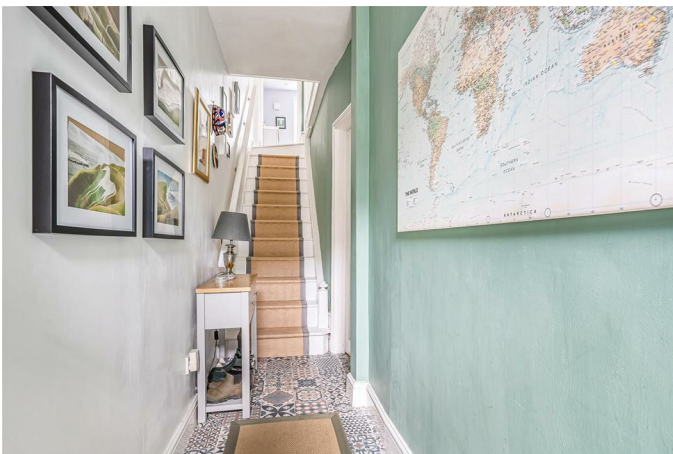
The kitchen/family room is the heart of the house. Its flexible, light and spacious feel make this room ideal for socialising and entertaining. With room for sofas and chairs as well as seating at the breakfast bar and range of floor and wall mounted units with inset Stoves cooker, extractor fan over, two sinks and washing machine. Two sets of French doors lead in to the garden.

On the first floor there are two generous double bedrooms one with bay window to the front and the other overlooking the garden. Bedroom four is used as an office, but would also work well as a single room or nursery. The family bathroom offers both bath and separate shower, towel radiator and windows to the side and rear.

Stairs lead to the second floor landing that is used as an office/craft space, there is a double bedroom with Velux windows and a shower room. The top floor would be well suited to teenage child needing space to study whilst also offering a feel of independence.

At the rear of the home the generous garden has a cottage like feel. Its depth of planting and shrubbery give privacy whilst areas of patio provide pleasant seating space. Despite being in a central location the current owner has created a feel of countryside living.

Entrance Hall



Lounge



Dining Room



Kitchen/Family Room



Landing



Bedroom One



Family Bathroom



Bedroom Two



Second Floor Landing



Bedroom Four



Bedroom Three



Shower Room



Rear Garden



Tenure



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

Council Tax

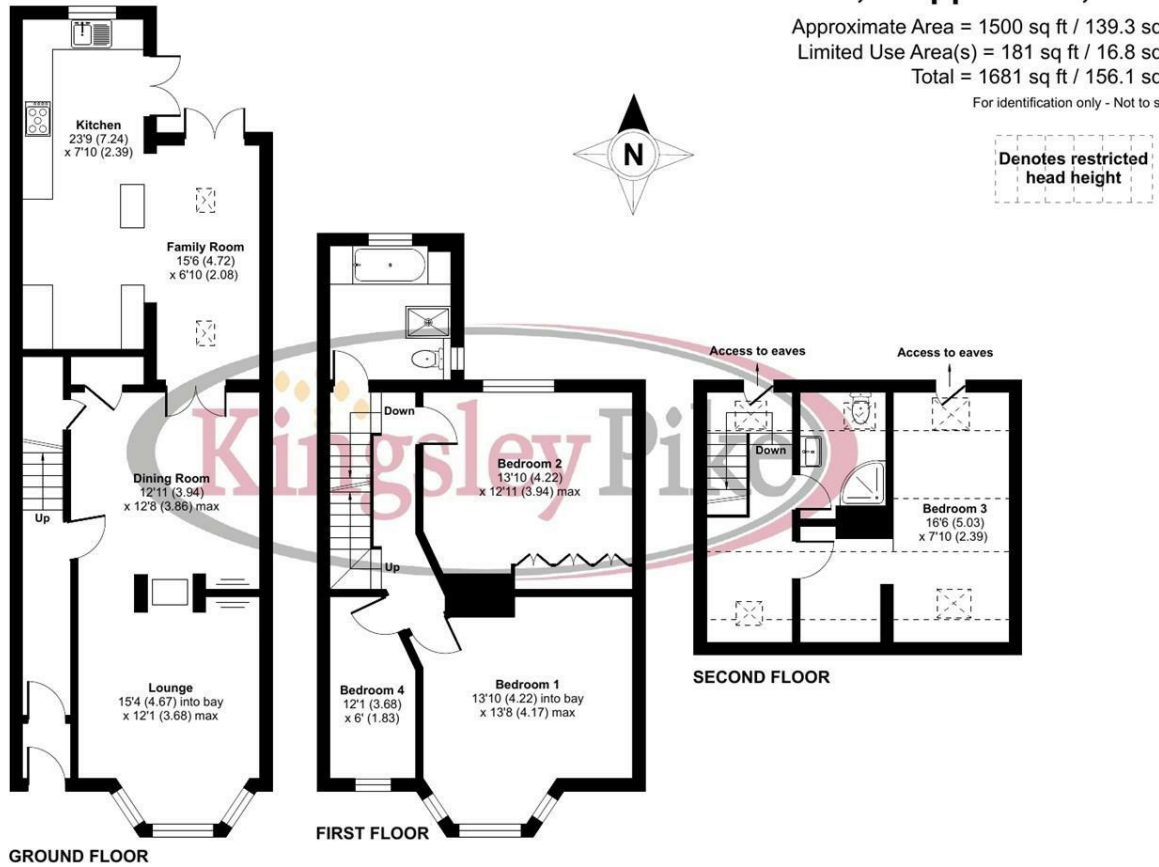
We are advised by the .GOV website that the property is band C.

Floor Plan

Park Lane, Chippenham, SN15

Approximate Area = 1500 sq ft / 139.3 sq m
 Limited Use Area(s) = 181 sq ft / 16.8 sq m
 Total = 1681 sq ft / 156.1 sq m

For identification only - Not to scale

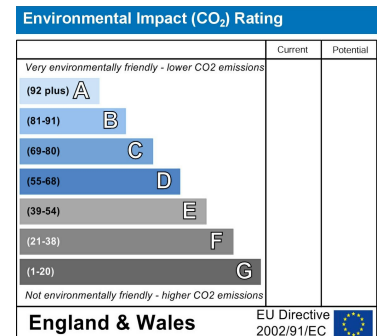
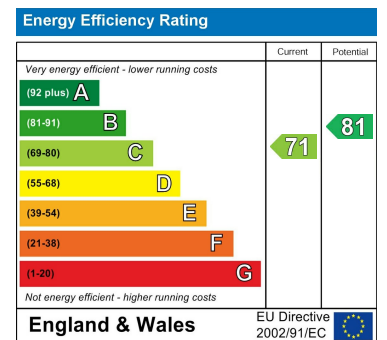


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Kingsley Pike. REF: 1194817

Area Map



Energy Efficiency Graph



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