



**42 Moss Mead, Chippenham, SN14 0TN**

**£379,950**

Situated on the Western side of Chippenham within a well regarded residential cul de sac, this detached family home has much to offer. On the ground floor there is a delightful lounge, generous kitchen/dining room with French doors leading in to the mature South facing garden and a cloakroom. On the first floor there are three bedrooms and a family bathroom. With single garage and driveway parking it ticks a lot of boxes!

### **Entrance Hall**

Composite front door, laminate flooring, radiator, stairs to the first floor, doors to the cloakroom, lounge and kitchen/dining room.

### **Cloakroom**

Double glazed window to the side, laminate flooring, wash hand basin and toilet.

### **Lounge 18'02" x 10'09" (5.54m x 3.28m)**



Double glazed window to the front, double glazed patio doors to the rear, radiator, laminate flooring, open fire and surround.

### **Kitchen/Dining Room 18'02" x 14'01" (5.54m x 4.29m)**



Double glazed window to the front, double glazed window and double glazed French doors to the rear, laminate flooring, radiator, space for a table and chairs, under stairs cupboard, floor and wall mounted units, sink and drainer, integral fridge and freezer, plumbing for a washing machine, AEG gas cooker and hob, extractor fan over.



### **Landing**

Double glazed window to the rear, radiator, loft access and storage cupboard.

**Bedroom One 12'02" x 10'11" maximum  
(3.71m x 3.33m maximum)**



Double glazed window to the front, radiator, laminate flooring and over stairs wardrobe.

**Bedroom Two 10'10" x 9'07" (3.30m x 2.92m)**



Double glazed window to the front, radiator, laminate flooring and over stairs wardrobes.



Double glazed window to the rear, radiator and laminate flooring.

**Bedroom Three 8'03" x 7'11" (2.51m x 2.41m)**



Double glazed window to the rear, radiator and laminate flooring.

**Bathroom 7'02" x 6'03" (2.18m x 1.91m)**



Double glazed window to the rear, radiator, part tiled, wash hand basin, toilet, bath with screen and shower over.



**Garage 17'05" x 8'07" (5.31m x 2.62m)**

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

**Driveway**

Parking space in front of the garage.

**Gardens**



The South facing mature garden offers areas of patio and lawn with a wide selection of shrubs and plants with a timber gazebo and pergola. There is gated side access and door in to the garage.



## Tenure



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

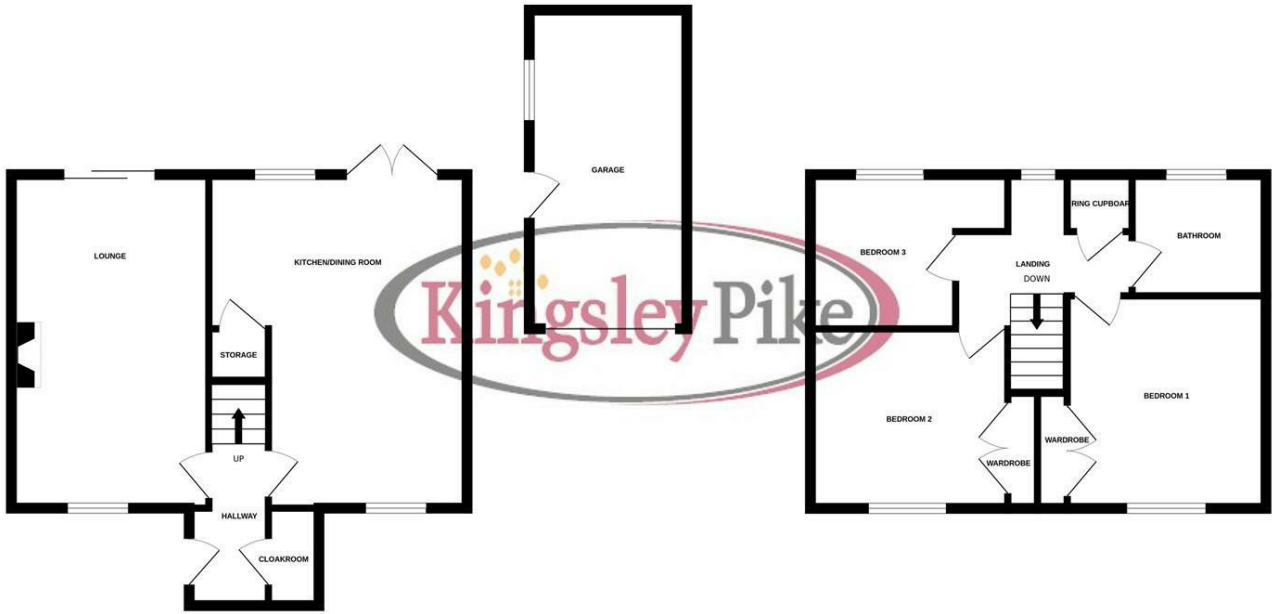
## Council Tax

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

# Floor Plan

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

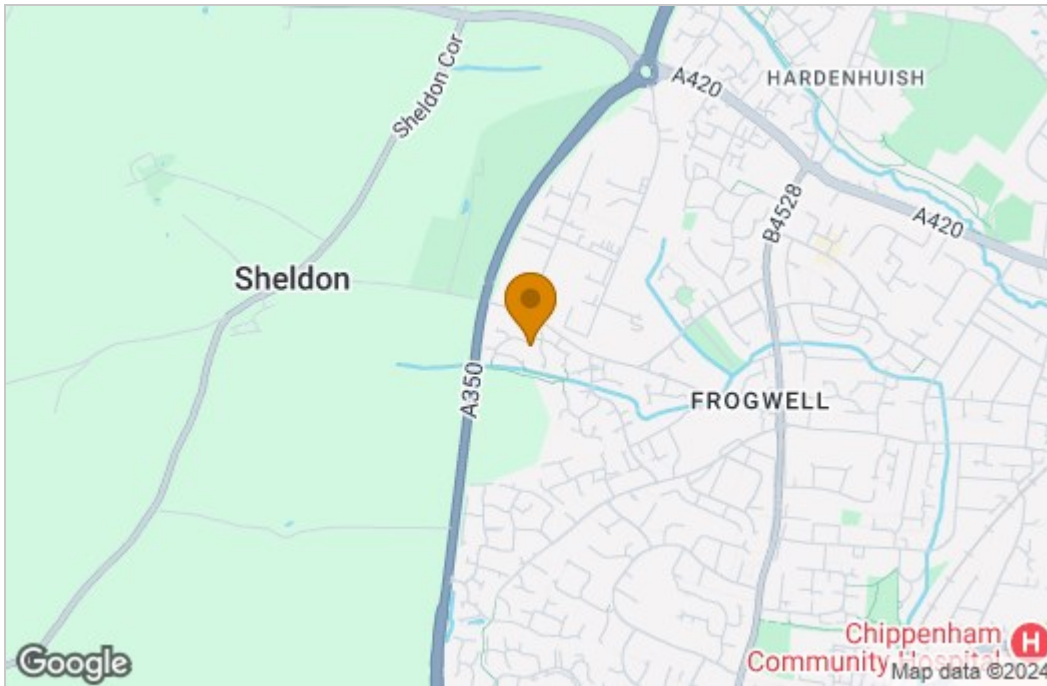


3 BEDROOM DETACHED HOUSE

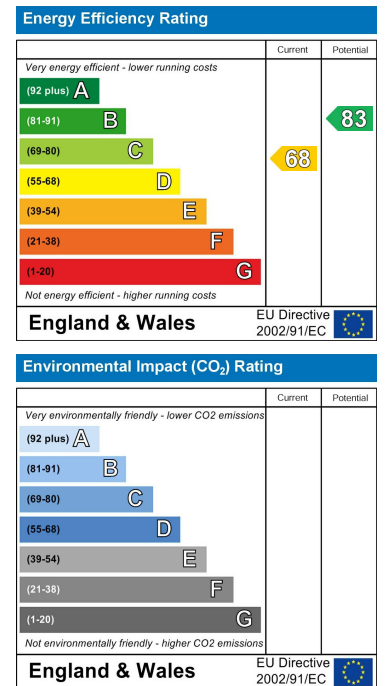
TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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 ©2024

# 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.