



19 Brinkworth Close, Chippenham, SN14 0TL

Guide Price £550,000

Located on the Western side of Chippenham, convenient for School and access in and out of the town within a favourable residential cul de sac and backing on to the established and well loved Vincients Woods a detached family home offered for sale with NO ONWARD CHAIN. On the ground floor the property comprises; entrance hall, cloakroom, study, separate lounge and dining room, kitchen/breakfast room and utility. On the first floor there are four bedrooms, refitted ensuite with bath and separate shower to the main and a further refitted family shower room. To the rear a generous, established and well loved garden with access in to the double garage. To the front ample driveway parking.

Entrance Hall



Double glazed front door, double glazed window to the side, radiator, stairs to the first floor, doors to the cloakroom, study and kitchen/breakfast room.

Cloakroom

Recently refitted, toilet, wash hand basin with vanity storage and laminate flooring.

Study 8'11" x 5'10" maximum (2.72m x 1.78m maximum)



Double glazed window to the front and radiator.

Lounge 18'07" x 11'09" (5.66m x 3.58m)



Double glazed window to the front, double glazed patio doors to the rear, two radiators, electric fire

and surround and door in to the hallway and dining room.

Dining Room 10'09" x 9'10" (3.28m x 3.00m)



Double glazed box bay window to the rear, radiator and door to the kitchen/breakfast room.

Kitchen/Breakfast Room 13'04" x 8'08" (4.06m x 2.64m)



Double glazed window to the front, radiator, tiled floor, space for a breakfast table and chairs, range of floor and wall mounted units, electric ovens, electric hob, extractor fan, stainless steel sink and drainer, tiled splashes, integral dishwasher and integral fridge. Door to the utility room.



Utility Room 8'09" x 4'10" (2.67m x 1.47m)

Double glazed window to the rear, double glazed door to the rear, tiled floor, plumbing for a washing machine, space for a further appliance and Belfast sink.

Landing

Loft access, storage cupboard and airing cupboard.

Bedroom One 12'05" x 10'08" (3.78m x 3.25m)

Double glazed window to the front, radiator, fitted wardrobes and door to the en suite.

En Suite 8'10" x 8'06" (2.69m x 2.59m)

Double glazed window to the front, recently refitted, towel radiator, bath, separate shower cubicle with mains shower, wash hand basin, vanity storage, toilet and laminate tiled floor.

Bedroom Two 11'10" x 8'09" (3.61m x 2.67m)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom Three 11'10" x 7'08" (3.61m x 2.34m)

Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom Four 10'08" x 6'11" (3.25m x 2.11m)

Double glazed window to the rear, radiator and fitted wardrobes.

Shower Room 9'08" x 5'11" (2.95m x 1.80m)



Double glazed window to the rear, recently refitted, laminate tile floor, towel radiator, toilet, wash hand basin with vanity storage, walk in shower with glass screen and mains remote controlled shower.

Rear Garden



Backing on to Vincients Woods with a South Westerly aspect, the well loved and well cared for established gardens are a particular highlight of this home. With areas of patio close to the house and at the end of the garden, lawn, mature shrubs plants and trees as well as an outside tap and access to the double garage.



Double Garage 16'09" x 16'04" (5.11m x 4.98m)

Two up and over doors to the front, personal door and window to the rear, power and light.

Driveway

Gravelled driveway providing ample off road parking.

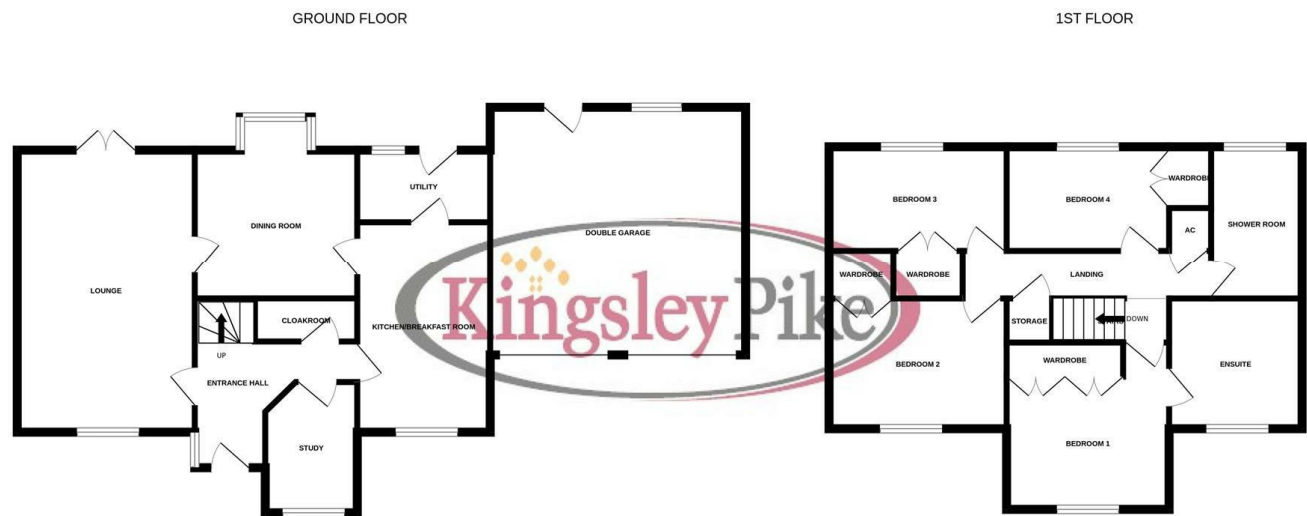
Tenure

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 F.

Floor Plan



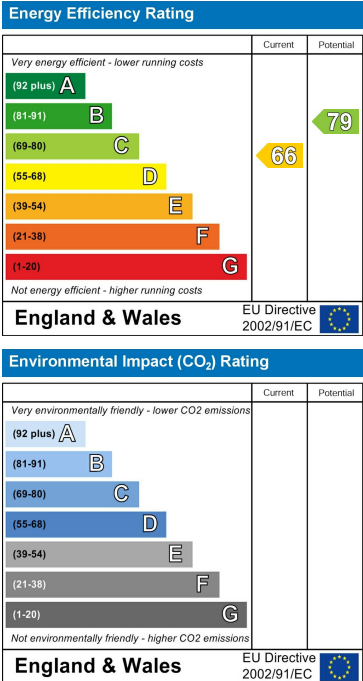
4 BEDROOM DETACHED HOUSE

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.