



## **Little Orchard Malmesbury Road, Chippenham, SN15 5LN**

**Offers Over £695,000**

DETACHED BUNGALOW AND BUILDING PLOT TO SIDE WITH FULL PLANNING PERMISSION FOR A FOUR BEDROOM DETACHED HOUSE. A fantastic opportunity to purchase this well presented three / four bedroom detached bungalow with building plot to the side and further planning to extend existing dwelling. Good road links serving M4 motorway and the town centre and also close to the Secondary Schools of Hardenhuish and Sheldon. The bungalow is well presented and benefits from gas central heating and double glazing. There is fitted kitchen with aga and modern white suite bathroom. A double glazed conservatory overlooks the garden to rear. Outside the garden is laid mainly to lawn with driveway providing off road parking / space for caravan. Planning applications can be found on Wiltshire Council website PL/2024/03245 & PL2023/05558.



## Entrance Hallway



Front door leads into hallway, built in cupboard and further linen cupboard, access to loft, radiator.

## Living Room



Dual aspect double glazed windows, fireplace with wood burner.



## Dining Room / Bedroom Four



Double glazed window, radiator.

## Kitchen / Breakfast Room



Double glazed window, laminated work tops with a range of cupboards and drawers, inset two burner gas hob, fitted electric oven, cooker hood, AGA, integrated dishwasher and fridge, further space for American style fridge/freezer, door to utility.







### Utility

Laminated work top with cupboard, wall mounted gas boiler, water softener, plumbing and space for washing machine, radiator, door to outside.

### Conservatory



Tiled floor, radiator, door to garden.

### Bedroom One



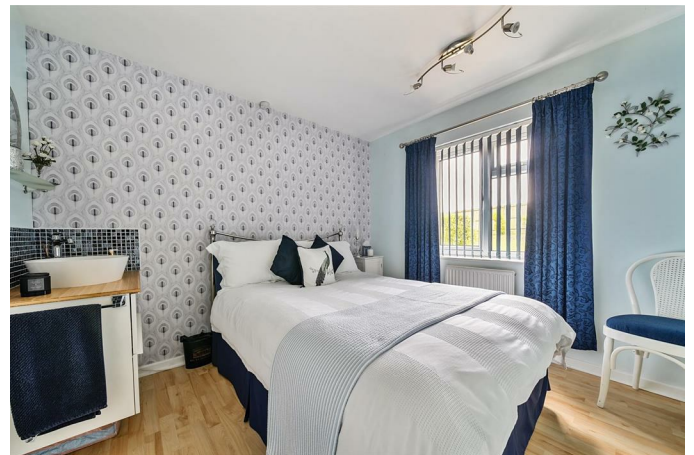
Dual aspect double glazed windows, two radiators, built in wardrobes, door to en suite.

### En Suite



Shower cubicle, W,C, bidet, hand basin with cupboard, radiator.

### Bedroom Two



Double glazed window, built in wardrobe, radiator, hand basin with drawers under.

### Bedroom Three



Double glazed window, radiator.

## Family Bathroom



Modern white suite bathroom, double glazed window, bath with shower over, hand basin with cupboard under, radiator.

## Separate W.C



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

## Outside

### Front Rear & Side

Garden laid mainly to lawn with driveway providing off road parking. Timber garden shed.

### Tenure

GOV.UK advise Freehold.

### Council Tax Band

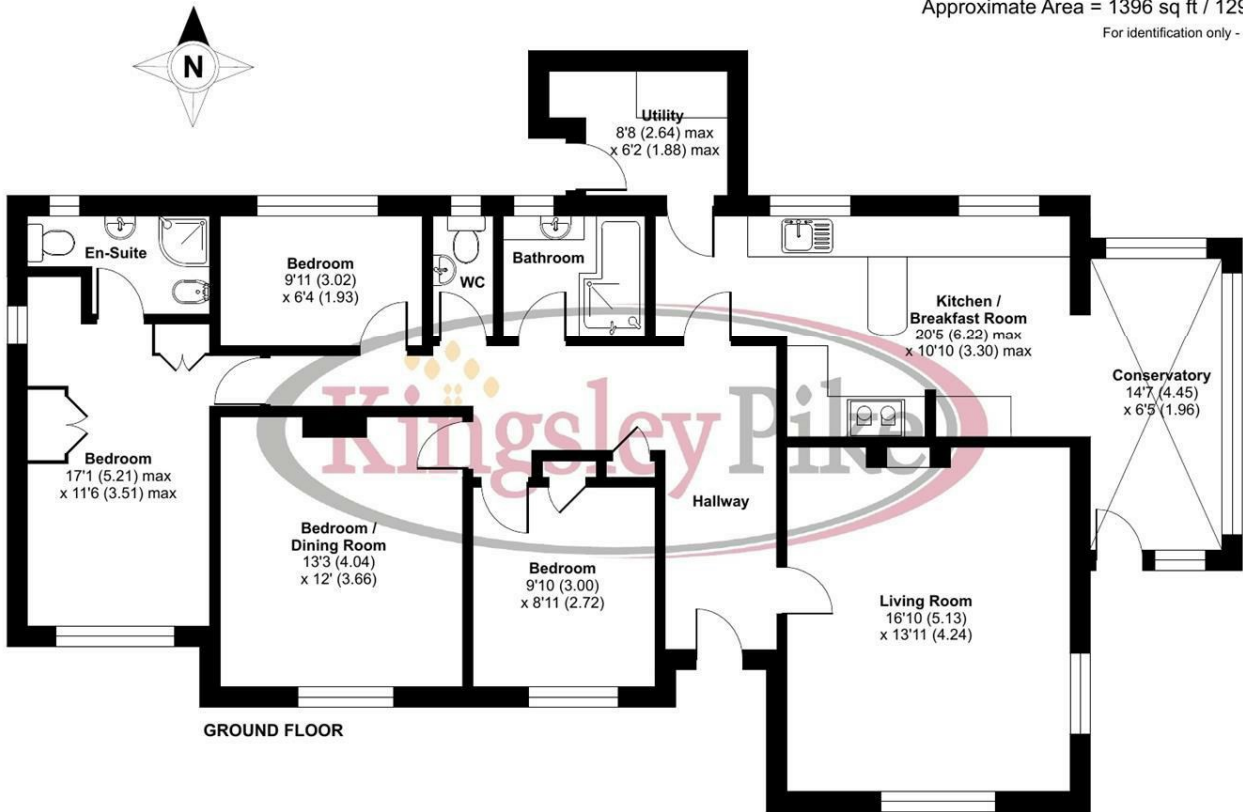
GOV.UK advise Band D.



Floor Plan

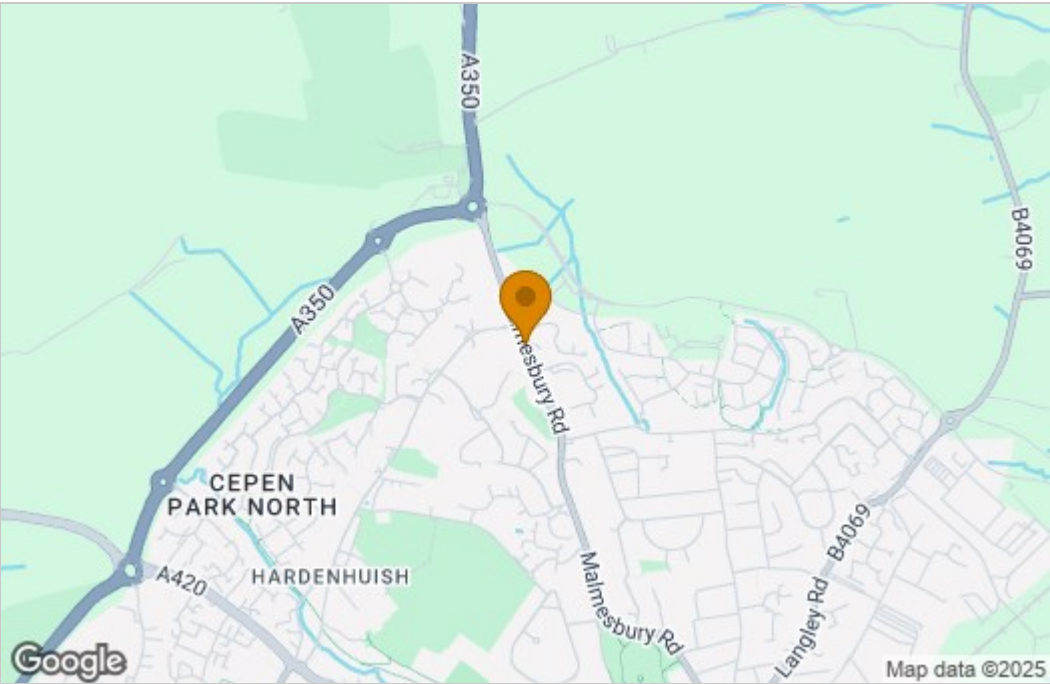
Little Orchard, Malmesbury Road, Chippenham, SN15

Approximate Area = 1396 sq ft / 129.6 sq m  
For identification only - Not to scale

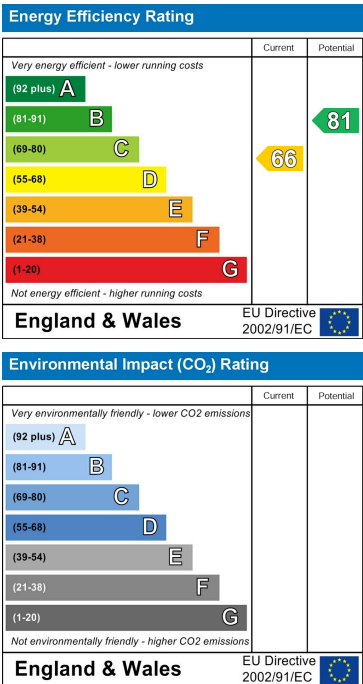


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Kingsley Pike. REF: 1215626

Area Map



Energy Efficiency Graph



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