



15 Clarence Road, Chippenham, SN14 0UH

£585,000

An executive style detached family home with ample parking and a detached double garage. Located in a favourable location, convenient for primary and secondary schools as well as access to the M4 motorway. Comprising: entrance hall, cloakroom, lounge with bi-fold doors to the garden, separate dining room, kitchen/breakfast room, master bedroom with dressing area and new en suite shower room, three further bedrooms and new family bathroom. To the rear is a mature south westerly facing garden with gated side access and door in to the double garage. ****VENDOR SUITED****

Entrance Hall

Double glazed front door, double glazed window to the front, radiator, Bamboo flooring, under stairs storage cupboard, stairs to the first floor, door to lounge, door to the cloakroom, door to the dining room and door in to the kitchen/breakfast room.

Cloakroom



Double glazed window to the front, radiator, wash hand basin and toilet.

Lounge 20'11" x 11'11" (6.38 x 3.63)



Two double glazed windows to the front, double glazed bi-fold doors to the rear, double doors lead to the dining room, two radiators.



Dining Room 11'03" x 10'09" + Bay (3.43 x 3.28 + Bay)



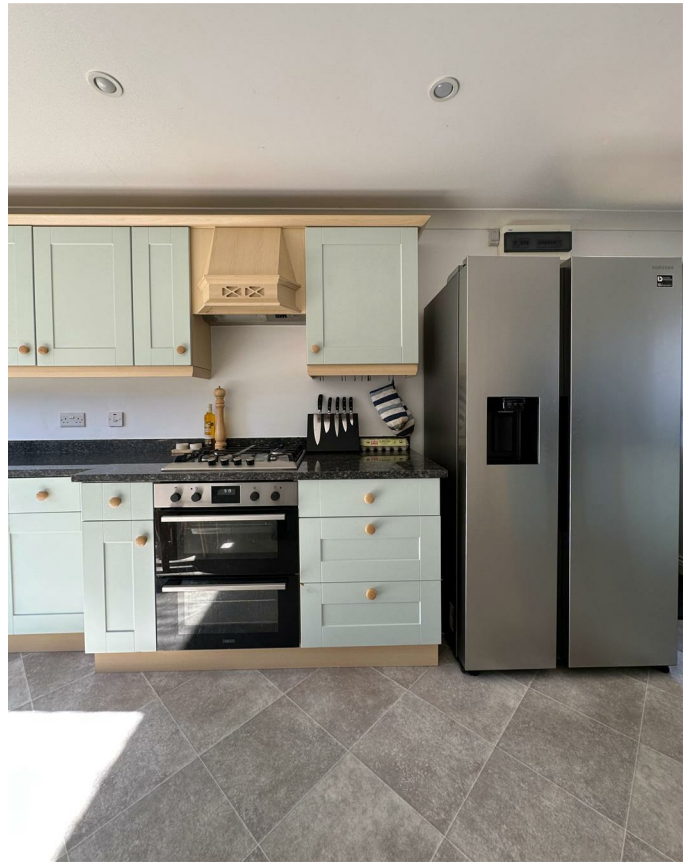
Double glazed bay window to the rear, laminate flooring, radiator and door to the hallway.



Kitchen/Breakfast Room 20'11" x 9'02"
(6.38 x 2.79)



Two double glazed windows to the front, double glazed French doors to the rear, double glazed door to the side, vinyl flooring, radiator and space for a table and chairs. Range of floor and wall mounted units, granite work surfaces, gas hob, double electric 'Neff' ovens, extractor fan over, integrated dishwasher, space for a large fridge/freezer, plumbing for a washing machine, one and a half bowl sink and drainer and wall mounted gas fired boiler.



Landing



Loft access, radiator, airing cupboard and doors to the bedrooms and family bathroom.

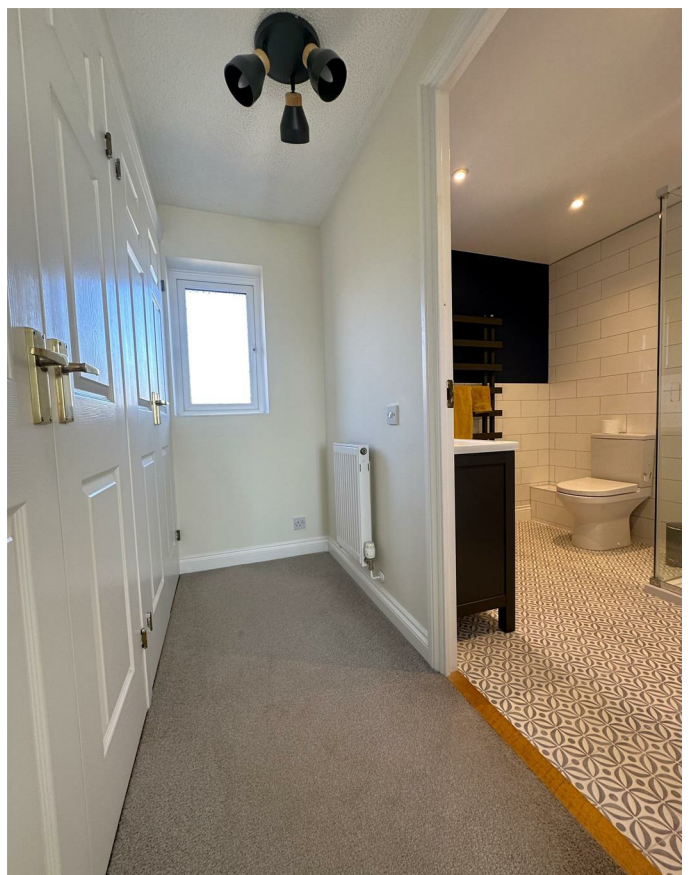
Bedroom One 13'04" x 12'02" (4.06 x 3.71)



Double glazed window to the rear, radiator, built in double wardrobes and archway to the dressing room.



Dressing Area



Double glazed window to the front, radiator and built in double wardrobes.

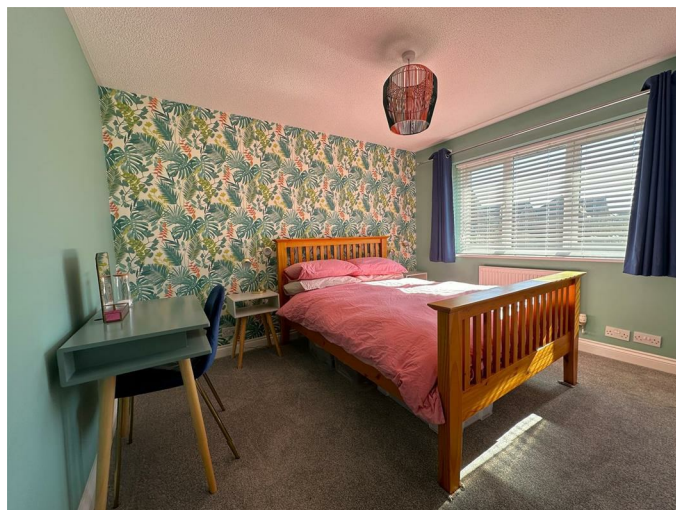
En Suite 7'05" x 6'10" (2.26 x 2.08)



Double glazed window to the front, towel radiator, toilet, twin wash hand basins with vanity storage and walk in shower cubicle.

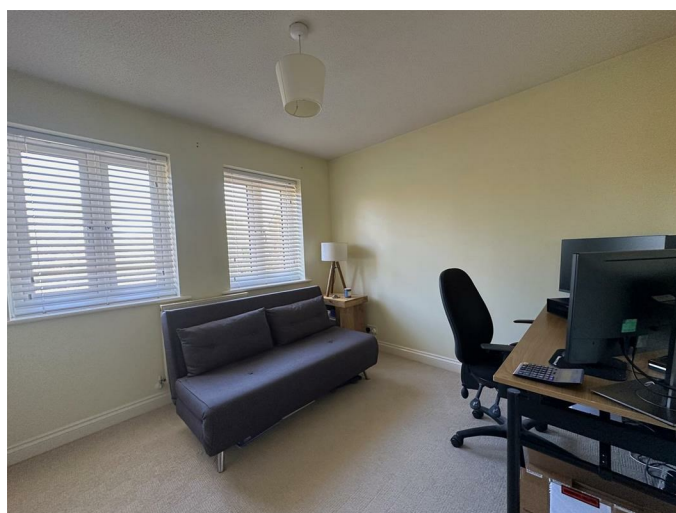


Bedroom Two 11'04" x 10'0" (3.45 x 3.05)



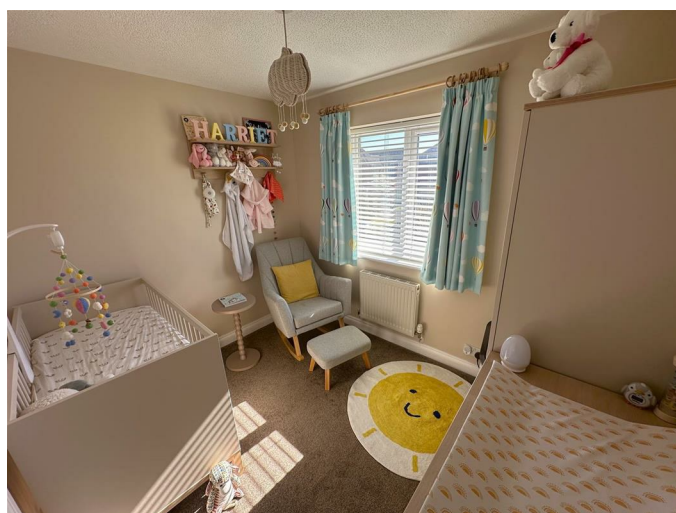
Double glazed window to the rear, radiator and built in double wardrobes.

Bedroom Three 9'04" x 9'04" (2.84 x 2.84)



Two double glazed windows to the front, radiator and built in wardrobe.

Bedroom Four 9'05" x 7'07" (2.87 x 2.31)



Double glazed window to the rear and radiator.

Family Bathroom 11'03" x 7'09" Max (3.43 x 2.36 Max)



Double glazed window to the front, towel radiator, toilet, wash hand basin with vanity storage, bath with mains shower over.

Double Garage

Two up and over doors, personal door to the side, power and light.

Driveway

The driveway provides parking for 3 - 4 cars in front of the garage and property.

Gardens



South West facing, rear and side gardens are laid to areas of lawn, patio, gravelled seating areas and

mature plant borders with gated side access and door in to the garage.



**Tenure**

We are informed by the .gov website that the tenure of this property is Freehold.

Council Tax

We are informed by the .gov website that the property is band F.

Floor Plan



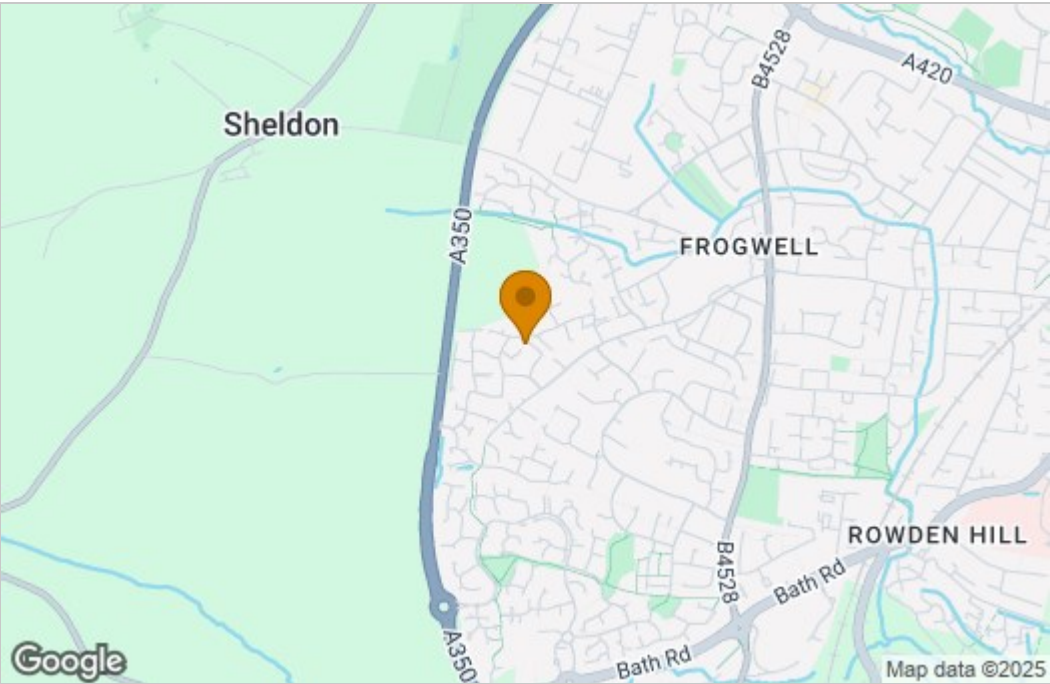
4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

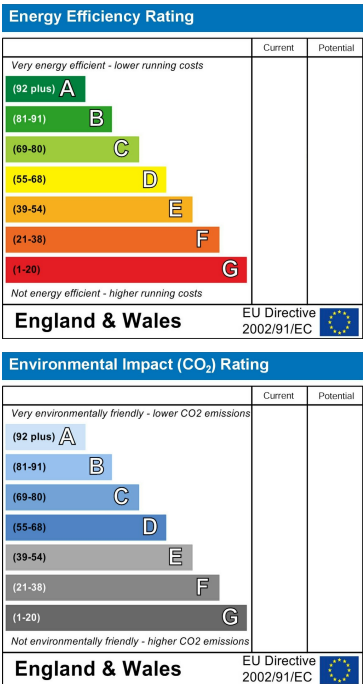
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Area Map



Energy Efficiency Graph



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