



20 Signal Way, Chippenham, SN14 0FP

£475,000

Facing an open green, set away from the road, a well presented circa 1500 sq ft modern family home with garage and parking. Built in 2018 it is located 0.6 miles from Sheldon and Hardenhuish Secondary schools and the Town Centre is circa 1 miles walk. Internally the property comprises; entrance hall, dual aspect lounge, study, generous kitchen/dining room, cloakroom, four double bedrooms, en suite shower to the main and family bathroom. NO ONWARD CHAIN.

Entrance Hallway

Front door leads into entrance hallway, stair case to first floor, radiator, store cupboard, door to the cloakroom, lounge, study and kitchen/dining room.

Cloakroom

toilet, wash hand basin and radiator.

Living Room 21'02" x 10'3" (6.45m x 3.12m)

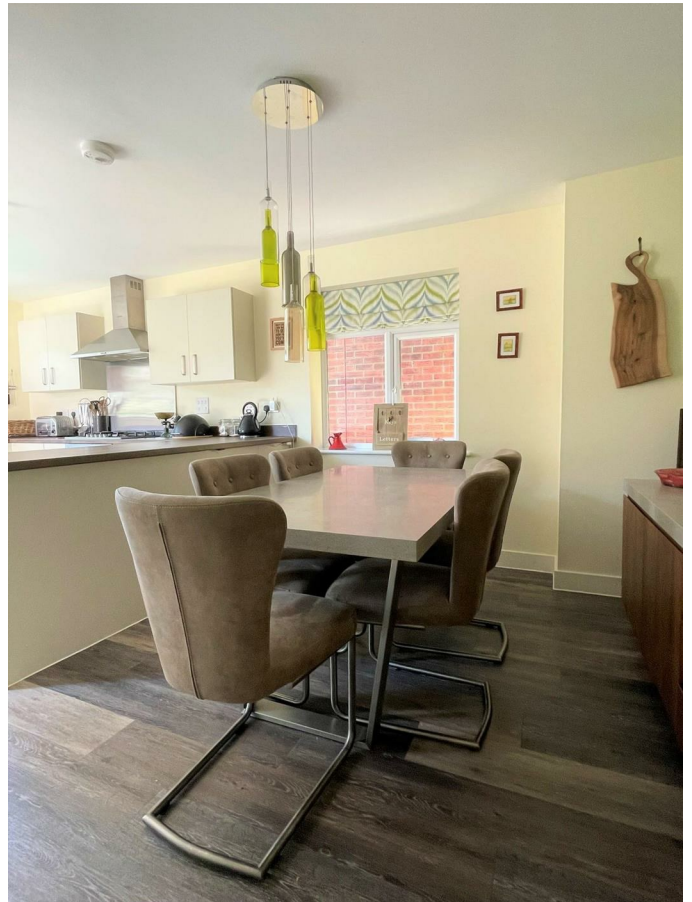


Double glazed window to front, double glazed French doors to the garden, two radiators, under stairs cupboard.

Kitchen / Diner 20'5" x 10'11" (6.22m x 3.33m)



Double glazed window to rear, double glazed window to the side, double glazed French doors to the garden, laminated work tops with a range of cupboards and drawers under, inset stainless steel sink unit, inset five ring gas hob with cooker hood and fitted electric double oven, integrated washer/dryer, dishwasher, fridge and freezer, wall mounted gas boiler, radiator and space for a table and chairs.



Study 10'11" x 6'11" (3.33m x 2.11m)



Double glazed window to the front and radiator.

Landing



Double glazed window to the rear, doors to the bedrooms and bathroom, access to loft, built in cupboard housing hot water tank.

Bedroom One 13'07" x 10'11" (4.14m x 3.33m)



Double glazed window to the rear, radiator and door to the en suite.

En suite Shower



Double glazed window to the side, fully tiled double shower cubicle, wash hand basin, toilet, heated towel rail.

Bedroom Two 11'00" x 9'10" (3.35m x 3.00m)



Double glazed window to the front and radiator.

Bedroom Three 10'4" x 9'11" (3.15m x 3.02m)



Double glazed window to the front and radiator.

Bedroom Four 10'03" x 8'10" (3.12m x 2.69m)



Double glazed window to the rear and radiator.

Family Bathroom 6'10" x 6'03" (2.08m x 1.91m)



Double glazed window to the front, bath with mixer/spray shower attachment along with mains fed shower, wash hand basin, toilet, heated towel rail.

Gardens



To the rear there is an area of garden laid mainly to lawn with patio area, flower beds and borders, gated side and rear access, outside tap.



Single Garage 21'05" x 9'07" (6.53m x 2.92m)

Single garage, up and over door, storage space over rafters.

Parking

There is a parking space in front of the garage.

Tenure



We are advised via the .gov website that the property is FREEHOLD. There is however an estate management charge for the upkeep of communal open spaces. The current charge is £137.25 every 6 months.

Council Tax

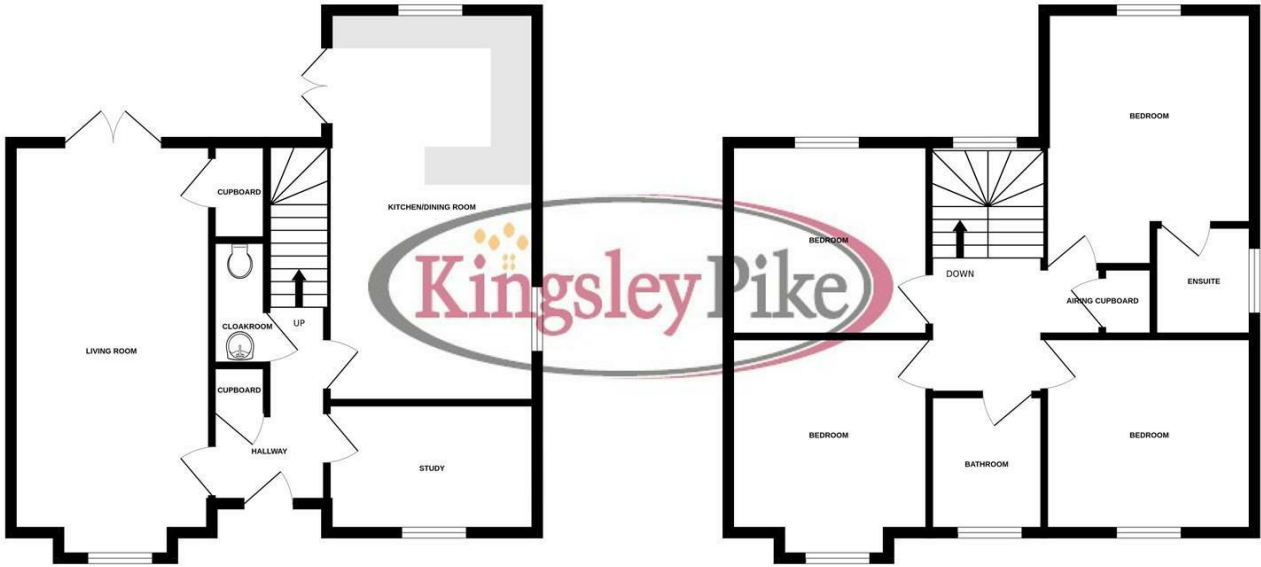


We are advised via the .Gov website that the property is tax band E.

Floor Plan

GROUND FLOOR

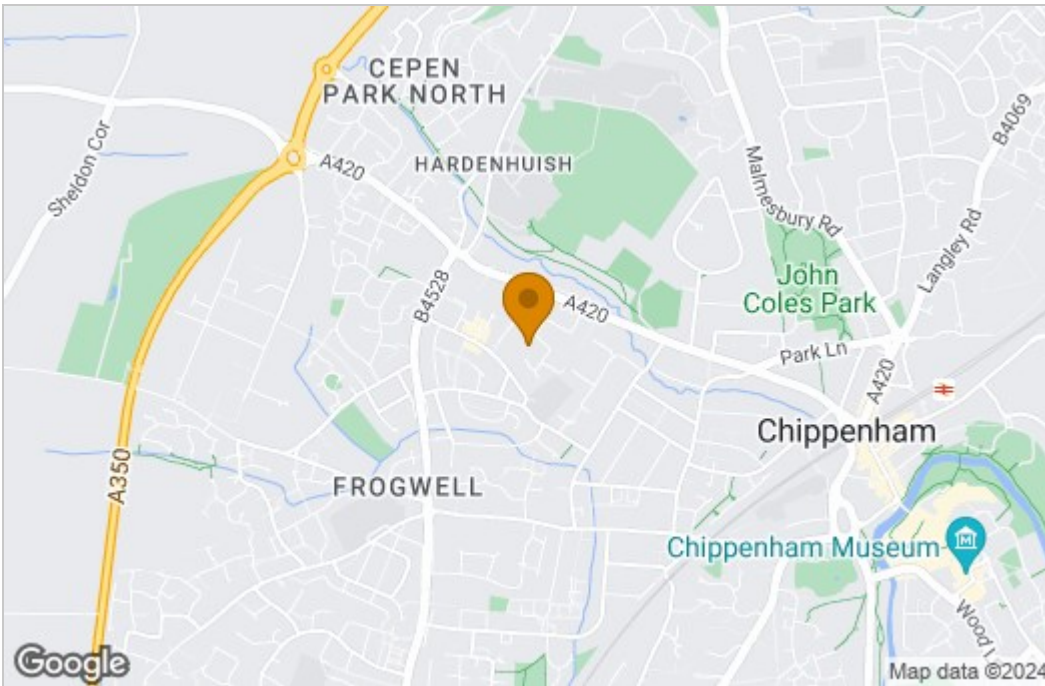
1ST FLOOR



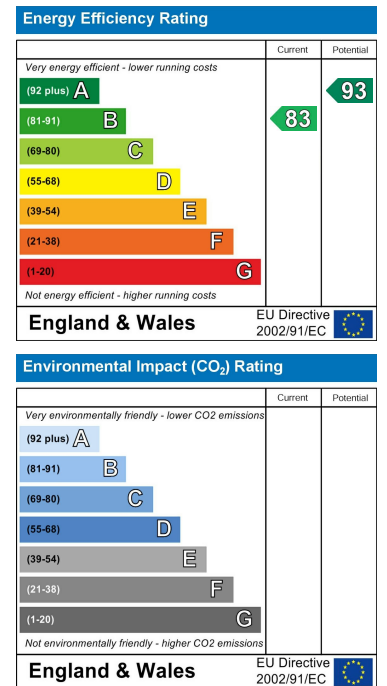
4 BEDROOM DETACHED HOUSE

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



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