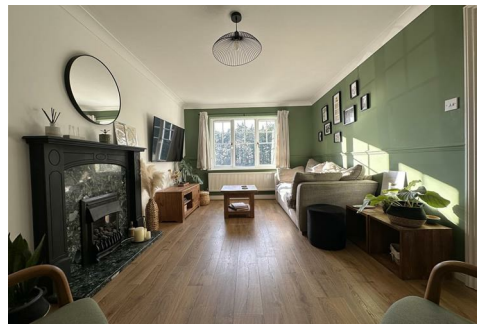




**17 Evans Close, Chippenham, SN15 1UD**

**Offers Over £400,000**

With accommodation arranged over three floors, this well-presented, four-bedroom family home is well located for access to local primary and secondary schools as well as only being 0.5 miles walk from Chippenham's Mainline Train Station. To the front is driveway parking and to the rear a landscaped garden with a selection of mature plants, trees and shrubs. VIEWING ADVISED.

### Hallway

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

### Cloakroom

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

### Lounge 17'05" x 10'03" (5.31 x 3.12)



Double glazed window to the front, radiator, gas fire (not active) and surround.

### Kitchen/Dining Room 17'0" x 13'02" Maximum (5.18 x 4.01 Maximum)



Double glazed window to the rear, folding door to the conservatory, door to the utility room, two radiators, laminate flooring, floor and wall mounted units, double electric oven, gas hob, extractor fan, integral dishwasher, stainless steel sink and drainer and space for a dining room table and chairs.

### Conservatory 9'04" x 8'10" (2.84 x 2.69)

Double glazed windows on all sides, laminate flooring and double glazed French doors in to the garden.

### Utility Room 7'07" x 8'10" (2.31 x 2.69)

Door to the garden, door to the kitchen and door to the store area, wash hand basin, space for appliances and plumbing for a washing machine.

### Store 7'07" x 6'05" (2.31 x 1.96)

Up and over door to the front, power and light, door to the utility room.

### Landing

Storage cupboard, airing cupboard, door to the bathroom, door to the bedrooms and stairs to the second floor.

### Bedroom One 10'07" x 10'06" (3.23 x 3.20)



Double glazed window to the front, radiator, built in wardrobe and door to the en suite shower room.

### En Suite Shower



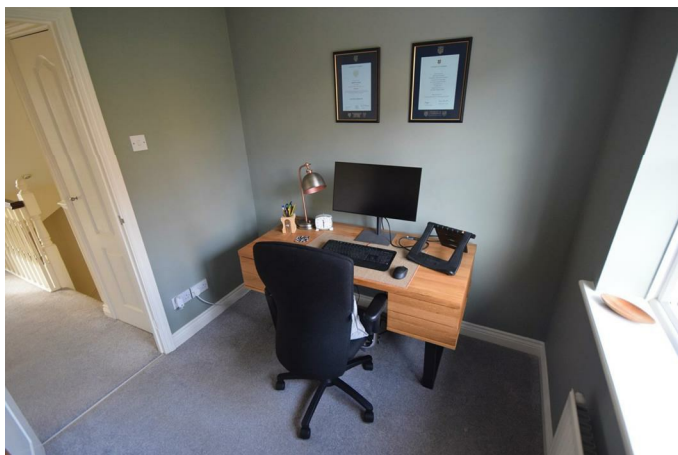
Double glazed window to the side, radiator, wash hand basin, toilet, shower cubicle with mains shower and extractor fan.

### Bedroom Two 11'01" Maximum x 9'01" (3.38 Maximum x 2.77)



Double glazed window to the rear and radiator.

### Bedroom Three 7'09" x 7'06" (2.36 x 2.29)



Double glazed window to the rear and radiator.

### Bathroom 6'03" x 6'01" (1.91 x 1.85)



Double glazed window to the front, radiator, toilet, wash hand basin, bath with electric shower over.

### Second Floor

### **Bedroom Four 13'08" x 13'05" (4.17 x 4.09)**



Two 'Velux' windows to the front, one 'Velux' window to the rear, radiator and access to eaves storage.

### **Rear Garden**



Landscaped garden in two tiers with patio, lawn, mature plants trees and shrubs, sleepers, garden shed and gated side access. There are outside taps to the front and rear.

### **Driveway**

Private parking for one car.

### **Tenure**

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

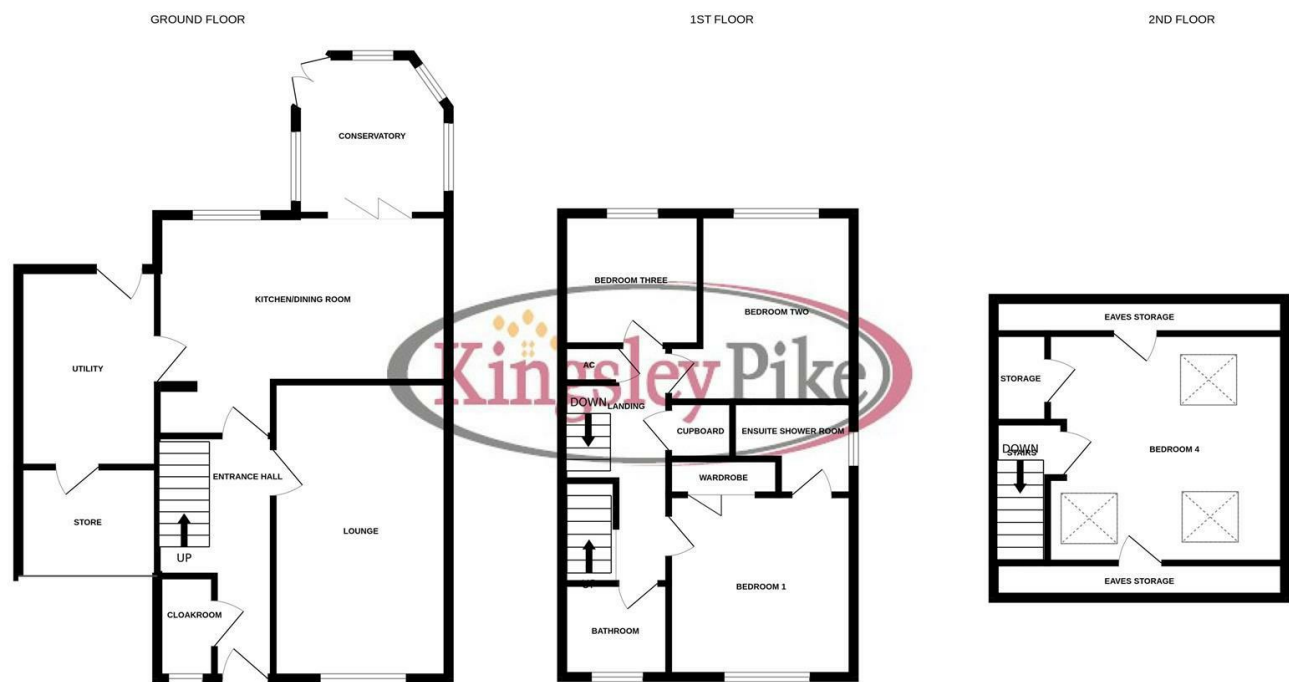
### **Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

### **Opening Times**

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

Floor Plan

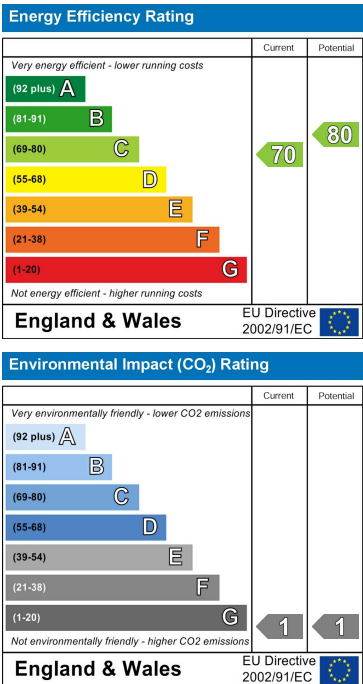


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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