



**27 Orchard Crescent, Chippenham, Wiltshire, SN14 0BG**  
**£345,000**

Located on the Western side of Chippenham, offering excellent road access to both the town centre and the M4 motorway, a well presented four bedroom semi detached house. To the rear of the property there is a good size, enclosed mature garden, with flower and shrub borders, large shed, Summerhouse and gazebo. To the front there is a driveway providing off road parking, the property also benefits from double glazing and gas central heating.

- **Mature Semi Detached House**
- **Four Bedrooms**
- **Living Room & Dining Room**
- **Conservatory**
- **Kitchen**
- **Gas C.H & D.GL**
- **Mature Garden**
- **Driveway & Parking**

**Entrance Hallway**

Front door leads into entrance hallway, staircase to first floor, radiator, under stairs cupboards.

**Living Room 12'06" into bay x 11'10" into alcove (3.81m into bay x 3.61m into alcove)**

Double glazed window, radiator, fireplace.



**Fitted Kitchen 16'01" x 7'09" narrowing to 5'05" (4.90m x 2.36m narrowing to 1.65m)**

Two double glazed windows, door to side, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, space for cooker with cooker hood, plumbing and space for both washing machine and dishwasher, space for fridge/freezer.

**Dining Room 10'10" x 10'0" into alcove (3.30m x 3.05m into alcove)**

Opening through to conservatory, radiator.



**Landing**

Doors to all bedrooms and bathroom.

**Bedroom One 11'05" x 7'04" (3.48m x 2.24m)**

Double glazed window, radiator, door to en suite.

**Conservatory**

Double glazed conservatory with doors leading out to the garden.



### En Suite

Double glazed window, fully tiled shower cubicle, sink unit inset to top with fitted cupboards under, W.C, towel radiator.



### Bedroom Two 10'11" x 9'04" (3.33m x 2.84m)

Double glazed window, radiator, built in wardrobes.



### Bedroom Three 11'02" x 10'11" (3.40m x 3.33m)

Double glazed window, radiator, built in wardrobes.



### Bedroom Four 7'05" x 6'07" (2.26m x 2.01m)

Double glazed window, radiator.

### Family Bathroom

Double glazed window, panelled bath with over bath shower, hand basin inset to vanity unit with cupboards under, W.C, towel radiator, built in cupboard with hot tank.

### Outside



### Rear

To the rear is an enclosed garden laid mainly to lawn with range of mature shrubs, flower beds and borders, mature fruit trees, gazebo and Summerhouse, gated side access, tap, outside power, two ornamental ponds.



### Front

To the front of the property there is an area of garden with mature tree and flower borders, a paved driveway provides off road parking and access to the garage.

### Garage 15'08" x 7'06" (4.78m x 2.29m)

Garage with up and over door, power and light, window to side.

### Tenure

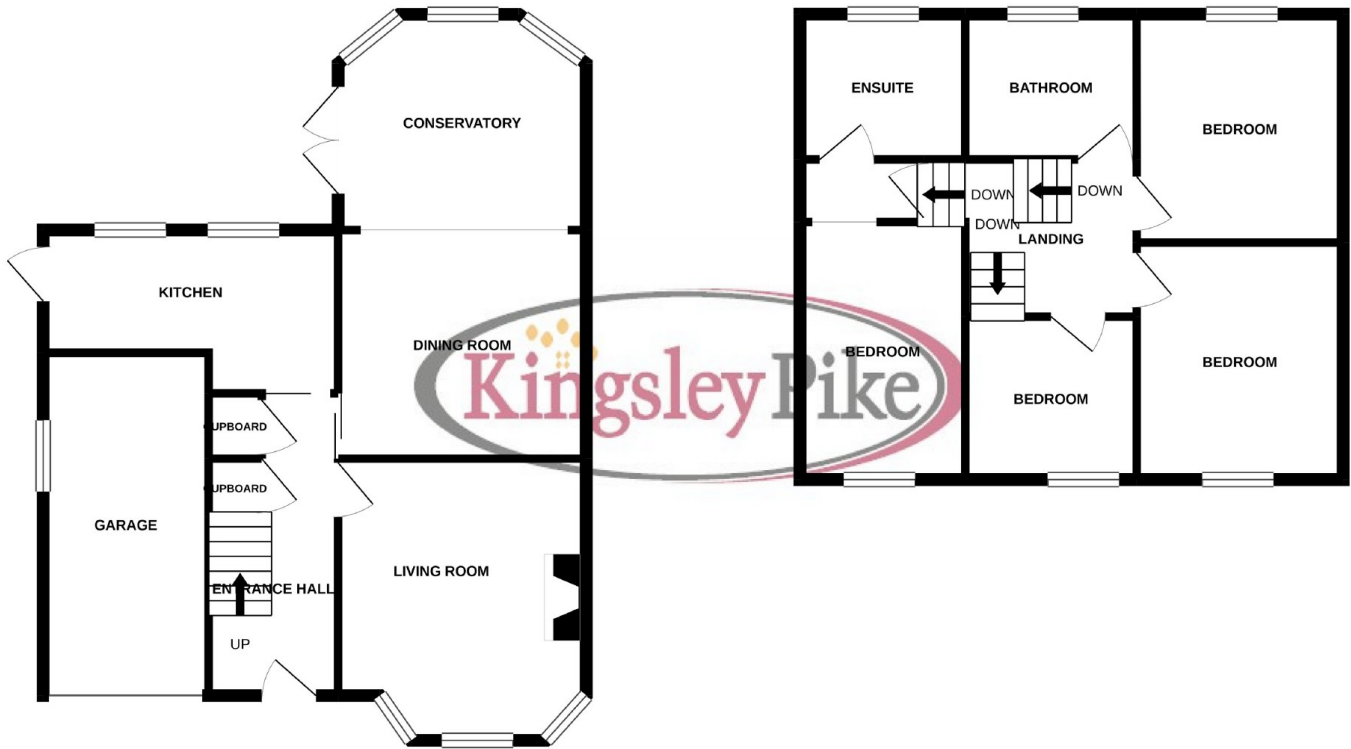
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

### Viewing

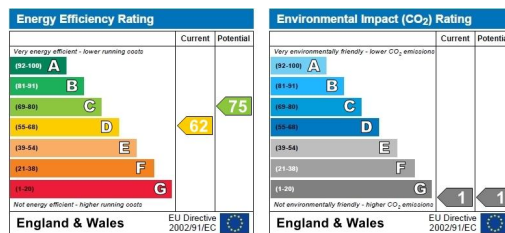
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

GROUND FLOOR

1ST FLOOR



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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"Local Knowledge Quality Service"

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