



**Connells**

The Cloisters  
Chippenham



## Property Description

Welcome to this delightful four-bedroom detached family home located in the desirable area of SN15 2XR. This spacious property offers a versatile living experience, perfect for modern family life.

The home features two inviting reception rooms, providing ample space for entertaining guests or enjoying cozy family evenings. The conservatory, bathed in natural light, extends the living area and offers a tranquil space to unwind, with views over the well-maintained garden. The main bedroom boasts an en-suite bathroom, offering privacy and convenience. The three additional bedrooms are generously sized, making this home ideal for families of all sizes.

Location is key, and this property excels in its proximity to essential amenities. Just up the road, you'll find a Minor Injury Unit, providing peace of mind for any unexpected health concerns. A doctor's surgery is conveniently on hand, ensuring easy access to healthcare. The town centre and train station are within easy walking distance with frequent trains to London and Bristol. The National Express bus to London also stops in the town. The M4 to either London or South Wales is a 5 mile drive away. For families, the property is within the catchment area of several highly-rated local schools, with recent Ofsted ratings reflecting their commitment to excellence in education.

This home combines space, comfort, and convenience, making it an ideal choice for your next move. Don't miss the opportunity to make it yours.

## Ground Floor

### Entrance Hall

Double glazed entrance door to front. Radiator. Stairs rising to First Floor landing.

### Cloakroom

Suite comprising low level WC and wash hand basin. Part tiled walls. Double glazed window to side.

### Kitchen

15' 4" max x 7' 4" max ( 4.67m max x 2.24m max ) Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Part tiled walls. Integrated double oven with gas hob and cooker hood over. Integrated fridge and dishwasher. Space for washing machine. Breakfast bar. Archway through to:

### Utility Room

Matching base and wall units with complementary work surfaces and inset sink and drainer. Part tiled walls. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to side.

### Lounge

11' 4" x 13' 8" ( 3.45m x 4.17m )

Double glazed French doors to rear. Feature fireplace with inset coal effect fire. Radiator. TV point. Ample space for a two seat settee.

## Dining Room

8' 8" x 8' 9" ( 2.64m x 2.67m )

Double glazed French doors leading to Conservatory. Radiator.

## Conservatory

13' 2" max x 10' 9" max ( 4.01m max x 3.28m max ) Double glazed French doors and windows to rear garden. Radiator.

## First Floor

### Bedroom One

10' 7" x 11' 4" ( 3.23m x 3.45m )

Double glazed window to rear. Radiator.

### Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Part tiled walls. Double glazed window to side.

### Bedroom Two

8' 9" x 8' 9" ( 2.67m x 2.67m )

Double glazed window to front. Built in wardrobes. Radiator.

### Bedroom Three

11' 4" max x 8' 3" max ( 3.45m max x 2.51m max ) Double glazed window to rear. Radiator.

### Bedroom Four

8' 9" x 8' 4" ( 2.67m x 2.54m )

Double glazed window to front. Radiator.

## Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Double glazed window to side.

## Outside

### Front

Block paved driveway providing parking several vehicles leading to the Single Garage with up and over door. Mature shrub borders.

### Rear Garden

This is a real feature of the property. The garden is fully enclosed and arrange of two levels. There is a good sized patio area, great for entertaining with steps leading up to the upper level which is lawned with mature shrub borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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