





Property Description

Located at the head of a peaceful cul-de-sac, this spacious four-bedroom detached home offers an ideal blend of modern living and convenience. The ground floor welcomes you with a hallway leading to a convenient WC, a generously-sized dual-aspect sitting room perfect for family relaxation, a separate dining room for entertaining, a well-appointed kitchen, and a handy utility room.

Upstairs, the property boasts a large main bedroom complete with an en-suite bathroom. Three additional generous bedrooms provide ample space for family and guests, and the main family bathroom offers comfort and functionality with separate shower cubicle and relaxing bathtub.

Set on a large plot, the property benefits from a substantial garden, ideal for outdoor activities and gardening enthusiasts. To the front, a double garage and driveway provide ample parking for multiple vehicles.

Local Schools and Ofsted Ratings:

Sheldon School (Secondary): Rated Good by Ofsted, offering excellent educational facilities and a broad curriculum.

Hardenhuish School (Secondary): Rated Good by Ofsted, offering a strong academic reputation and wide range of extracurricular activities.

Queens Crescent School Rated Good by Ofsted, providing a nurturing environment for younger children.

Amenities: Page Close enjoys proximity to Chippenham's town centre, where a variety of shops, cafes, and restaurants can be found. Supermarkets and other essential services are only a short drive away. The Co-op is 0.3 miles.

Ground Floor

Entrance Hall

Stairs to First Floor. Radiator.

Cloakroom

Two piece suite comprising low level WC and wash hand basin. Radiator. Window to front.

Lounge

23' 10" x 11' (7.26m x 3.35m)

Bay window to front. Sliding doors to rear leading to spacious patio. Two radiators.

Dining Room

10' x 9' (3.05m x 2.74m)

Window to rear. Radiator.

Kitchen

13' 11" x 8' 10" (4.24m x 2.69m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Plumbing for dishwasher. Understairs storage cupboard. Door to Utility Room.

Utility Room

9' 10" x 9' (3.00m x 2.74m)

Window to rear. Door to driveway. Belfast sink. Plumbing for washing machine. Space for fridge/freezer. Central heating boiler.

First Floor

Landing

Stairs from Ground Floor. Airing cupboard. Doors to all rooms, and access to capacious loft. Radiator.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

Window to front. Radiator. Door to Ensuite.

Ensuite

Three piece suite comprising low level WC, wash hand basin and bath. Window to front. Radiator.

Bedroom Two

12' x 9' (3.66m x 2.74m)

Window to rear. Radiator.

Bedroom Three

9' 1" x 9' (2.77m x 2.74m)

Window to rear. Radiator.

Bedroom Four

9' 10" x 8' 11" (3.00m x 2.72m)

Window to rear. Radiator.

Bathroom

Window to front. Four piece suite comprising low level WC, wash hand basin, corner shower unit and p shaped bath. Radiator.

Outside

Front

Attractive lawn area with mature shrubs.

Double Garage

With large driveway to the front providing parking for several vehicles leading to the double garage with motorised/powerd up and over door.

Rear Garden

Large secluded rear garden, fully enclosed with mature shrub borders, lawn area and patio areas. Two garden sheds. Garden tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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