



**Connells**

Cruse Close  
CHIPPENHAM





## Property Description

A well presented Detached Family Home situated in a cul-de-sac location on the Western side of town and within easy reach of local amenities. The property is situated within easy access to Chippenham Town Centre with its range of retail outlets, supermarkets, bars and restaurants. There is also a mainline railway station provide access to Bath, Bristol and London. There are also excellent road links up to the M4 motorway via junction 17. There are also 2 Secondary schools and several Primary Schools within close proximity.

The property itself comprises Entrance Hall, Cloakroom, Lounge, separate Dining Room, Conservatory and Kitchen/Breakfast Room to the Ground Floor with Four Bedrooms and Family Bathroom to the First Floor. Outside there are front and rear gardens with a rear access gate to the lane providing easy access to country walks. There is a Double Garage and Driveway Parking for several vehicles. Viewing strongly recommended.

## Ground Floor

### Entrance Hall

Entrance door to front. Window to front. Stairs to First floor. Radiator.

### Lounge

18' 4" x 12' 4" ( 5.59m x 3.76m )

Window to front. Opening to Conservatory. Radiator.

### Dining Room

11' 9" x 11' 5" ( 3.58m x 3.48m )

Window to rear. Radiator.

### Conservatory

10' 5" x 9' 2" ( 3.17m x 2.79m )

Glazed construction with French doors to rear.

### Kitchen/Diner

21' 6" x 9' ( 6.55m x 2.74m )

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for cooker. Plumbing for washing machine. Built in cupboard. Windows to rear. Door to side. Window to front. Radiator.

### Cloakroom

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

## First Floor

### Landing

Stairs from Ground Floor. Airing cupboard. Radiator.

### Bedroom One

12' 5" x 11' 9" ( 3.78m x 3.58m )

Window to front. Built in wardrobes. Radiator.

### Bedroom Two

9' 4" x 8' 11" ( 2.84m x 2.72m )

Window to rear. Built in wardrobe. Radiator.

### Bedroom Three

12' 3" x 8' 11" ( 3.73m x 2.72m )

Window to rear. Radiator.

### Bedroom Four

9' 1" x 8' 3" ( 2.77m x 2.51m )

Window to front. Radiator.

### Bathroom

Suite comprising low level WC, wash hand basin and bath. Window to rear.

### Outside

#### Front

Driveway parking for several vehicles. Lawn area.

#### Double Garage

With up and over door.

#### Rear Garden

Fully enclosed. Mainly laid to lawn with mature shrub borders.















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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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