

Property details approval form

7 Cruse Close, CHIPPENHAM, Wiltshire, England, SN14 0TR

Date: 20 February 2025

Property Ref and Version: CHM304690 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£515,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Detached Family Home
- > Entrance Hall, Conservatory
- > Lounge, Dining Room
- > Kitchen/Breakfast Room
- > Four Bedrooms
- > Family Bathroom
- > Double Garage
- > Gardens

○ Short Description

A modern Four Bedroom Detached Family Home situated on the Western side of town and comprising Entrance Hall, Lounge, separate Dining Room, Kitchen/Breakfast Room, Cloakroom and Conservatory to the Ground Floor with Four Bedrooms and Family Bathroom to the First Floor.

○ Long 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 several good primary and secondary schools

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 Double Garage and Parking. Viewing strongly recommended.

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○ Room Description

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.

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○ Room Description

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.

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○ Floor Plan



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

○ Approval

Signature		Date
Denni Robinson		
Mrs M. Duckworth		