

for sale

offers over **£335,000**



## Derriads Lane Chippenham SN14 0QL

This three bedroom semi-detached family home is situated within walking distance to three local schools and two shops. It also boasts a driveway, garage, rear garden and a loft which is currently being used as an office/study.



# Derriads Lane Chippenham SN14 0QL

## Description

A Beautifully Presented 3-Bedroom Semi-Detached Home on the sought after Derriads Lane, Chippenham

Nestled in the ever-popular and well-established residential area of Derriads Lane, this charming three-bedroom semi-detached home offers the perfect blend of comfortable family living, modern convenience, and access to a host of local amenities. Ideal for families, professionals or those looking to upsize, the property is presented in excellent condition and is ready for immediate occupation.

Upon entering the home, you're welcomed by a bright and spacious entrance hall that leads into a generously sized living room, featuring a large front-facing window that fills the space with natural light. This relaxing space flows beautifully into an

open-plan dining area, perfect for entertaining guests or enjoying family meals. The modern fitted kitchen to the rear is well-equipped with ample storage, a dining area and direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. There is also a loft room. The principal bedroom benefits from ample storage space and a pleasant view over the rear garden. The second bedroom also offers generous proportions, while the third room serves well as a single bedroom, nursery, or home office. A stylish family bathroom with contemporary fittings completes the first floor.

Externally, the property boasts a well-maintained rear garden, mainly laid to lawn with a patio area ideal for alfresco dining.



## **Ground Floor**

### **Entrance Porch**

Door to front. Door to Hallway.

### **Hallway**

Stairs to First Floor. Understairs cupboard. Door to Lounge. Door to Kitchen.

### **Lounge**

15' 11" x 11' 2" ( 4.85m x 3.40m )

Bay window to front. Radiator. TV point. Feature fireplace. Wooden effect vinyl flooring. Opening through to Dining Room.

### **Dining Room**

11' 2" x 7' 10" ( 3.40m x 2.39m )

Window to rear. Radiator.

### **Kitchen**

10' 5" x 8' ( 3.17m x 2.44m )

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 above. Integrated pantry with shelving. Window to rear. Opening through to Garden Room.

### **Garden Room**

7' 7" max x 7' 5" max ( 2.31m max x 2.26m max )

Patio doors to rear.

### **Shower Room**

Suite comprising low level WC, wash hand basin and corner shower cubicle. Window to side.

## **First Floor - Landing**

Stairs from Ground Floor. Window to side. Built in airing cupboard. Access to Loft Room.

### **Bedroom One**

12' x 10' 2" ( 3.66m x 3.10m )

Window to rear. Radiator. Built in wardrobes.

### **Bedroom Two**

11' x 9' 2" ( 3.35m x 2.79m )

Window to front. Built in wardrobes. Radiator.

### **Bedroom Three**

7' 8" x 6' 9" ( 2.34m x 2.06m )

Window to front. Radiator.

### **Loft Room**

Currently being used as a study/playroom. Fully boarded with a skylight window.

### **Bathroom**

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

## **Outside**

**Front** - Low maintenance front garden laid to decorative stone and patio with mature shrub borders. Blocked paved driveway leading to Garage.

**Garage** - With up and over door and personal door to the house. Window to side.

**Rear Garden** - Fully enclosed. South face. Low maintenance laid to decorative stone and patio. Mature trees and shrubs.

### **Agents Note**

We have been advised that the loft room does not have full building regs.





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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Property Ref: CHM305813 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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