

for sale

£425,000



## Wood Lane CHIPPENHAM SN15 3EA

This extended three bedroom Semi-detached family home is situated in Wood Lane and only 1 Mile from Chippenham Train station providing access to London, Bristol and Reading. This property also has an ensuite to master, double garage, wrap around garden and is freehold.



# Wood Lane CHIPPENHAM SN15 3EA

## Description

Nestled in the Wood Lane area of Chippenham, this beautifully presented three bedroom semi-detached property offers generous living space, a thoughtful extension, and a superb balance of modern comfort and traditional charm.

The ground floor features an inviting entrance hall leading to a bright and airy living room, perfect for relaxing evenings. To the rear, the property has been extended to create a stunning open-plan kitchen/dining area - an ideal family and entertaining space with modern fitted units, a Rangemaster oven, integrated appliances, and views over the garden. A separate utility area and downstairs cloakroom add further practicality and access to the double garage.

Upstairs, there are three well-proportioned bedrooms, including a

spacious master bedroom with a dressing room leading to an en-suite, and a contemporary family bathroom. There is also potential for a fourth bedroom and the vendors previously had plans drawn up for this.

Outside, the property boasts a private rear garden with patio area and lawn, offering excellent outdoor space for families or summer entertaining. To the front, there is a double width driveway leading to the double garage and side access to the rear.

Located just a short distance from Chippenham town centre, excellent local schools, parks, and mainline rail links to Bath, Bristol and London, this property is perfect for families, professionals, or those seeking a well-connected home in a desirable residential area.



## **Ground Floor**

### **Entrance Porch**

Entrance door to front. Window to side.

### **Hallway**

Stairs to First Floor. Door to Lounge. Door to Kitchen/Diner.

### **Lounge**

11' 11" max x 11' 2" max ( 3.63m max x 3.40m max )  
Window to front. Feature fireplace. TV point.

### **Open Plan Kitchen/Diner/Family**

21' 3" max x 20' 3" max ( 6.48m max x 6.17m max )  
Kitchen area - Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Rangemaster cooker with cooker hood over. Part tiled walls. Built in cupboard. Double doors through to Utility Room. The family area has a feature fireplace and TV point. French doors to rear. Window to rear

### **Utility**

Door and window to rear. Base unit and Belfast style sink. Plumbing for washing machine. Further utility space. Door through to the Double Garage. Door to Cloakroom.

### **Cloakroom**

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

## **First Floor**

### **Landing**

Stairs rising from Ground Floor. Window to rear. Doors to Bedrooms and Bathroom.

### **Bedroom One**

15' x 9' 8" ( 4.57m x 2.95m )  
Window to rear and side. Built in wardrobes. Door to Ensuite.

### **Ensuite**

Window to front. Suite comprising low level WC, vanity wash hand basin, bidet and corner shower unit.

### **Bedroom Two**

12' 2" x 10' 4" max ( 3.71m x 3.15m max )  
Window to rear.

### **Bedroom Three**

11' 11" x 10' 4" ( 3.63m x 3.15m )  
Window to front.

### **Bathroom**

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

## **Outside**

### **Front**

Lawn area. Double width gravel driveway leading to Double Garage.

### **Double Garage**

Two up and over doors. Power and light. Personal door leading to Utility Room.





**Ground Floor**



**First Floor**

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Property Ref: CHM306278 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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