



Connells

Kings Avenue
Chippenham



Property Description

A DETACHED FAMILY HOME situated in a convenient location for all local amenities with great road links providing access to the M4 motorway junction 17. Chippenham town centre is within easy reach where you will find a range of shops, bars and restaurants. There is also a mainline station providing access to Bristol, Bath and London.

The property itself comprises Entrance Hall, Cloakroom, Lounge, separate Dining Room, Kitchen and Utility Room to the Ground Floor whilst to the First Floor there are Four Bedrooms, two with Ensuites and a Family Bathroom. Outside there are front and rear gardens, driveway parking to the front leading to a Single integral garage. There is an additional Garage located to the rear of the property. Viewing Recommended.

Ground Floor

Entrance Hall

Double glazed Entrance Door to front. Stairs rising to First Floor landing. Radiator.

Cloakroom

Double glazed window to front. Suite comprising low level WC and wash hand basin.

Lounge

12' 9" x 12' 7" (3.89m x 3.84m)

Double glazed bay window to front. Radiator. Feature fireplace with marble hearth and surround. TV point. Doors to:

Dining Room

10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed patio doors to rear. Radiator. Door to:

Kitchen/ Breakfast Room

17' 10" x 9' 7" (5.44m x 2.92m)

Double glazed window to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Plumbing for dishwasher. Space for fridge/freezer. Archway through to:

Utility Room

Base units with complementary work surfaces over and integrated sink and drainer. Plumbing for washing machine. Double glazed door and window to rear. Personal door to Garage.

First Floor

Landing

Stairs rising from Ground Floor. Access to loft space.

Bedroom One

16' 5" x 10' 6" (5.00m x 3.20m)

Double glazed window to front. Radiator.

Ensuite

Suite comprising low level WC, wash hand basin and corner shower unit. Double glazed window to rear.

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)

Double glazed window to front. Radiator. Door to:

Ensuite

Double glazed window to side. Suite comprising low level WC. wash hand basin and shower unit. Part tiled walls.

Bedroom Three

13' x 9' 5" (3.96m x 2.87m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Four

7' 9" x 7' 3" (2.36m x 2.21m)

Double glazed window to front. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin panelled bath with shower over. Part tiled walls. Double glazed window to rear.

Outside

Front

The front garden is mainly laid to lawn with mature shrub borders. There is driveway parking leading to:

Integral Garage

With up and over door, power and light.

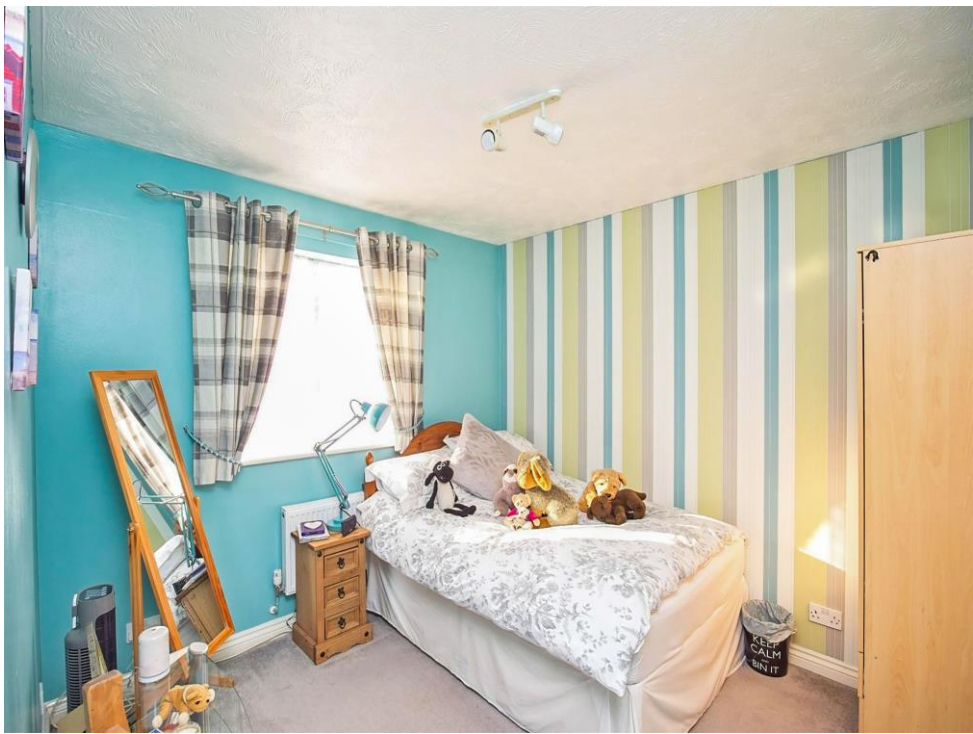
Rear Garden

Fully enclosed by fencing. Mainly laid to lawn with patio area.

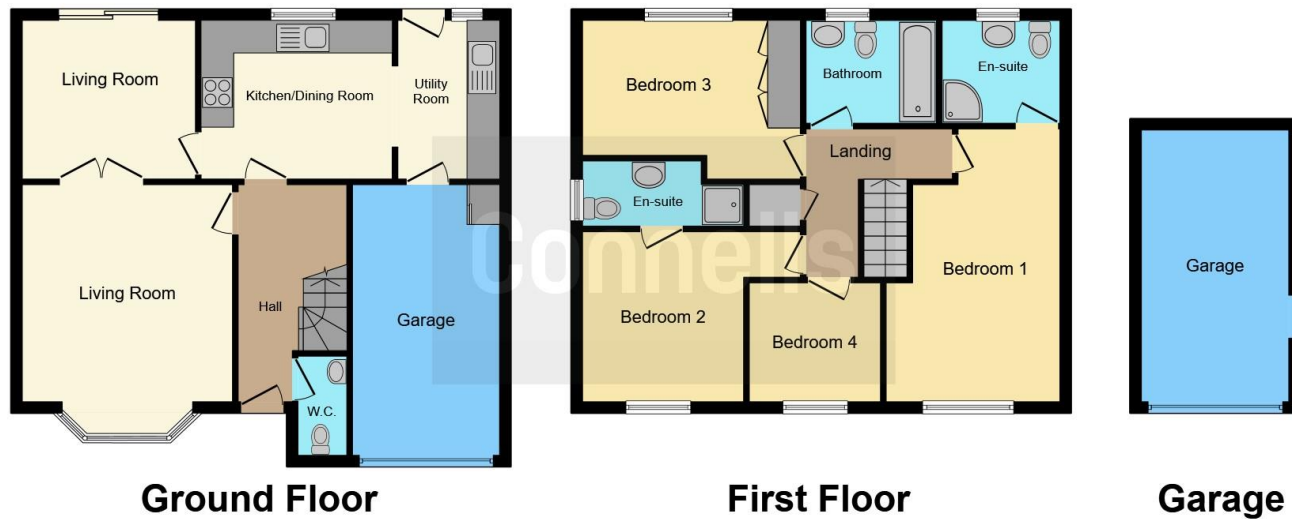
Single Garage

Located at the end of the rear Garden with up and over door, power and light. Personal door to rear garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: D

view this property online connells.co.uk/Property/CHM305196

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CHM305196 - 0013