

for sale

£375,000



## Eastern Avenue Chippenham SN15 3XT

Three Bed Detached house located on the popular Monkton Park development offering Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility and Conservatory to the Ground Floor. Outside there is a garage and parking.



# Eastern Avenue Chippenham SN15 3XT

## Description

A DETACHED family home situated on the popular Monkton Park Development which is conveniently located for access to the main railway station serving Bath, Bristol and London. Also, within easy walking distance is Monkton Park Primary School which has received a "Good" Ofsted rating in its most recent inspection and Wiltshire College. Chippenham Town Centre is within a mile and provides a good range of retail outlets, shops, bars and restaurants. There are also great road links providing access to junction 17 of the M4 motorway.

The property itself comprises Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility and Conservatory to the Ground Floor whilst to the First Floor there are Three Bedrooms with Ensuite to the Master plus a Family Bathroom.

## Ground Floor

### Entrance Hall

Double glazed entrance door to front. Stairs rising to First floor landing. Radiator. Wooden flooring.

### Cloakroom

Suite comprising low level WC and wash hand basin. Tiled splash back. Double glazed window to side.

### Lounge

14' x 9' 7" ( 4.27m x 2.92m )

Double glazed bay window to front. Feature fireplace and surround. Wooden flooring. Radiator. TV point. Open plan leading through to:



## Dining Room

11' x 9' 1" ( 3.35m x 2.77m )

Double glazed patio doors leading through to Conservatory. Radiator. Open archway through to Kitchen.

## Conservatory

9' 3" x 8' 1" ( 2.82m x 2.46m )

Double glazed UPVC construction with door and windows to side.

## Kitchen

19' 3" x 7' 11" ( 5.87m x 2.41m )

Double glazed window to rear and double glazed window overlooking the Conservatory. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for fridge/freezer. Built in storage cupboard. Integrated electric oven with gas hob over and cooker hood. Plumbing for dishwasher. Radiator. Door to Utility.

## Utility Room

8' x 7' 3" ( 2.44m x 2.21m )

Double glazed door and window to rear. Personal door to Garage. Base unit with inset sink and drainer with complementary work surfaces over, part tiled walls. Plumbing for washing machine. Space for under counter fridge. Wall mounted gas boiler. Radiator.

## First Floor

### Landing

Stairs rising from Ground Floor. Double glazed window to side. Access to fully boarded loft via extending loft ladder.

### Bedroom One

13' max x 9' 9" ( 3.96m max x 2.97m )

Double glazed window to front. Radiator. Built in wardrobes. Door to Ensuite.

### Ensuite

Suite comprising low level WC, wash hand basin with tiled splash back and fully tiled shower cubicle. Radiator. Double glazed window to front.

### Bedroom Two

10' x 9' 8" ( 3.05m x 2.95m )

Double glazed window to rear. Radiator.

### Bedroom Three

7' 6" x 6' 4" ( 2.29m x 1.93m )

Double glazed window to rear. Radiator.

### Bathroom

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

## Outside

### Front

Low maintenance front garden with mature shrub border. Driveway leading to:

### Single Garage

With up and over door and personal door leading through to the Utility Room.

### Rear Garden

Fully enclosed. Low maintenance with a large decking area providing a great entertaining space. Artificial lawn.





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Property Ref: CHM305766 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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