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📍 33 Minster Way, Chippenham, SN14 0PY

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📍 33 Minster Way, Chippenham, SN14 0PY

🏠 Price Guide £350,000

A newly redecorated, four double bedroom, semi detached house with level, well enclosed rear garden, garage and driveway parking, superbly positioned on the highly desirable Queens Crescent development, and offered with No Onward Chain.

- Extended Semi-Detached House
- Four Double Bedrooms
- Two Loft Rooms
- Large 23ft Sitting Room & Conservatory with Underfloor Heating
- Fitted Kitchen / Breakfast Room
- Cloakroom, En-Suite & Bathroom
- Enclosed, Level Rear Garden
- Single Garage & Driveway
- New Gas Boiler (2024)
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C





A well-proportioned and newly redecorated, four bedroom semi-detached house, superbly positioned just off of the highly desirable Queens Crescent, offering easy access to popular schools and amenities. The property has been extended and reconfigured by the current owners, to create a spacious and versatile home, perfect for modern living. Offered with No Onward Chain.

The accommodation is arranged over three levels, and briefly comprises; entrance porch, entrance hall, cloakroom, large 23ft sitting room, fitted kitchen / breakfast room, with integral access to the garage, and conservatory with underfloor heating, on the ground floor. On the first floor are four double bedrooms, one of which benefits from an en-suite shower room, and another from built-in wardrobes. Finally there is a family bathroom. There are two further loft rooms on the 3rd level, which can be accessed via a purpose-built ladder with broad treads.

Externally the property benefits from a level, well-enclosed rear garden, with rear access. There is a single garage and driveway parking.

Additional benefits include a newly appointed gas boiler in May 2024.

**Situation**

Situated on the western side of the town, off of the highly desirable Queens Crescent, and well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

**Property Information**

Council Tax Band; C

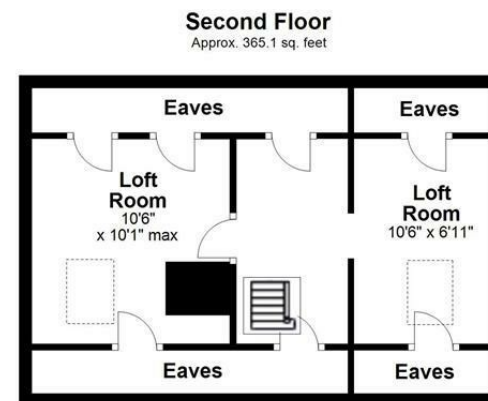
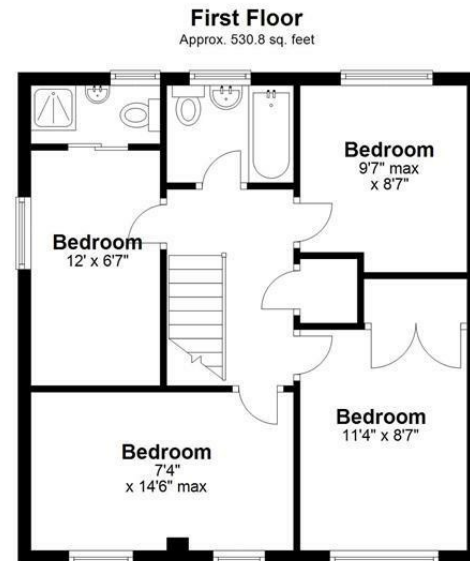
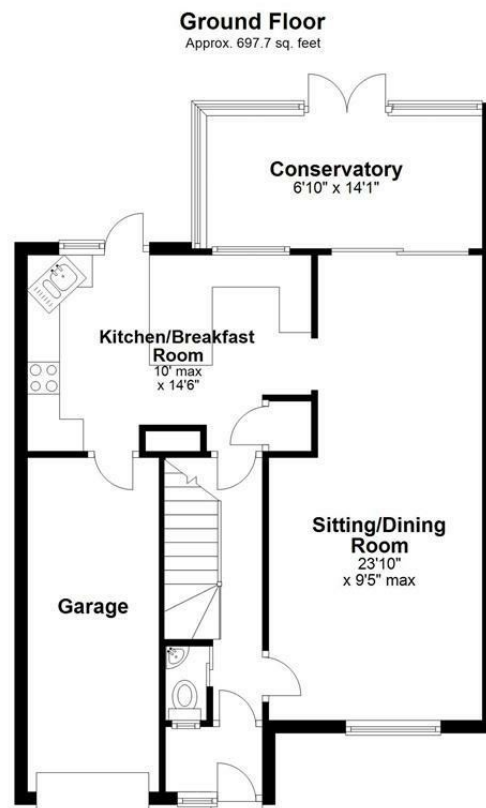
Freehold

Mains Gas, Electricity, Water, Drainage

Gas Central Heating

EPC Rating; C





Total area: approx. 1593.6 sq. feet

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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