



# 128 London Road, Chippenham, SN15 3BA

GOODMAN WARREN BECK

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Price Guide £465,000

A beautifully maintained and well presented detached house ideally situated in a non-estate location within walking distance of the town centre and mainline station. With the added benefit of a loft conversion the property now offers spacious and flexible accommodation over three floors. The ground floor offers a welcoming reception hall, cloakroom, large dual aspect sitting room and generous dual aspect kitchen/dining room with a range of high gloss units and integrated appliances and a useful separate utility room. The first floor boasts a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The top floor offers two further double bedrooms, one with an impressive skylight balcony enjoying views to the rear. Other benefits include uPVC double glazing and gas central heating. To the front is a pleasant lawned garden with beech hedge affording a good degree of privacy. To the rear is an enclosed garden with patio area, lawn, garden pond and shrub borders. Steps then lead down to a single garage and two parking spaces. The property also owns two further parking spaces that are shared with the fellow residents of Bucklands Grove.

## Situation

The property is ideally situated in a non-estate location on the eastern side of the town within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and a highly regarded secondary school. The town centre with its numerous amenities and mainline rail station is only ten minutes walk. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

## Canopied Porch

Entrance door to:

## Reception Hall

uPVC double glazed window to front. Stairs to first floor with cupboard under. Radiator. Telephone point. Hard waxed Oak flooring. Doors to:

## Cloakroom

Obscure uPVC double glazed window to front. Radiator. Wall hung wash basin with chrome mixer tap and mirrored splashback. Close coupled WC. Hard waxed Oak flooring.

## Sitting Room

uPVC double glazed window to front. uPVC double glazed French doors with full height side panels to rear. Two radiators. Television and telephone point.

## Kitchen/Dining Room

uPVC double glazed window to front. uPVC double glazed French doors with full height side panels to rear. Two radiators. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Work surfaces with matching upstands and tiled splash backs. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob with stainless steel extractor over. Built-in eye level double oven. Integrated fridge/freezer. Integrated dishwasher. Spotlights. Hard waxed Oak flooring. Door to:

## Utility Room

Double glazed door to rear. Radiator. Cupboard base with matching wall mounted cupboard. Work surfaces with matching upstands and tiled splash backs. Single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Under stairs recess. Wall mounted gas fired boiler for central heating and hot water. Extractor. Water softener.

## Front Garden

Screen nicely with beech hedging. Gate opening into an attractive lawned garden with path to front door, gravelled areas and gated side access to rear garden.

## Rear Garden

Enclosed garden with full width patio and lawn beyond. Garden pond. Further seating area with pergola over. Path to gated side access. Outside tap and power point. Useful gravelled area to side, ideal for storage. Gate and steps down to:

## Garage & Parking

Garage with up and over door. Two parking spaces. There are two further parking spaces that are shared with the fellow residents of Bucklands Grove.

## Directions

From the town centre proceed along The Causeway then straight over the roundabout onto London Road. Continue along this road and the property can be found on the left hand side shortly before the turning into Bucklands Grove. To access to the garage and parking take the left into Bucklands Grove and it will be found on the left hand side.

## Agents Note

Council tax banding may be subject to change due to an improvement indicator.

## First Floor Landing

Radiator. Stairs to second floor. Cupboard housing hot water tank. Doors to:

## Master Bedroom

uPVC double glazed window to rear. Radiator. Two built-in double wardrobes. Television and telephone point. Door to:

## En-Suite Shower

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Fully tiled corner shower cubicle. Wall hung wash basin with chrome mixer tap and mirrored splashback. Close coupled WC. Spotlights. Extractor.

## Bedroom Two

uPVC double glazed window to rear. Radiator. Built-in double wardrobe. Television and telephone point.

## Bedroom Three

uPVC double glazed window to front. Radiator. Built-in wardrobe. Television and telephone point.

## Bedroom Four

uPVC double glazed window to rear. Radiator. Built-in wardrobe. Telephone point.

## Family Bathroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over, tiling to principal areas and shower screen. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Spotlights. Extractor.

## Second Floor Landing

Two skylight windows to front. Doors to:

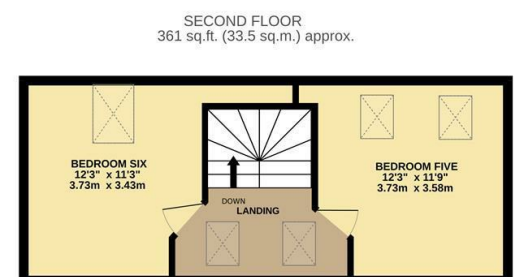
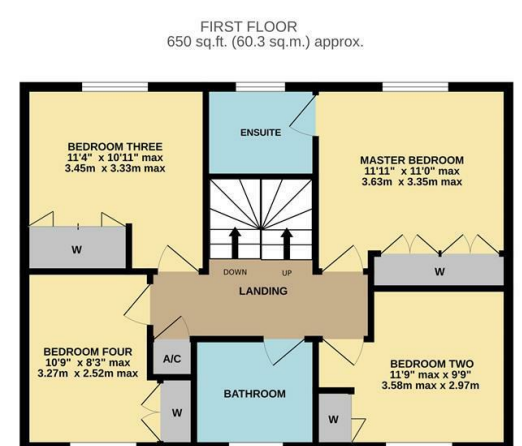
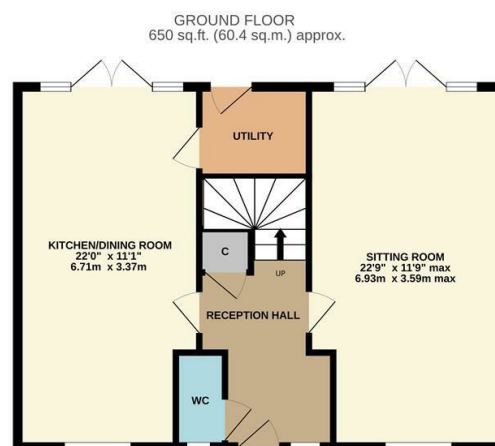
## Bedroom Five

Two skylights to rear. Radiator. Vanity wash basin with chrome mixer tap and cupboard under. Tall cupboard. Spotlights. Television point. Multiple USB/power points.

## Bedroom Six

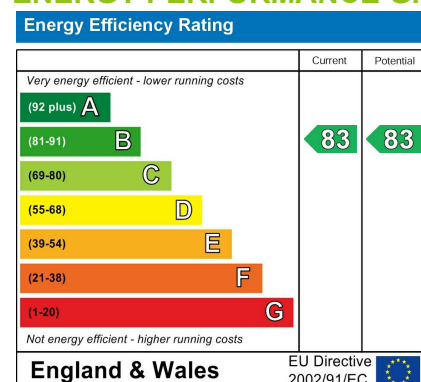
Skylight balcony to rear. Radiator. Spotlights. Multiple USB/power points.

## Outside



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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