



# 15 Drake Crescent, Chippenham, SN14 0XF

GOODMAN WARREN BECK

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Price Guide £429,950

A modern well presented four bedroom detached house ideally situated on the western outskirts of town offering easy access to a wide range of amenities. The accommodation on the ground floor offers an entrance hall, cloakroom, sitting room with feature fireplace, separate dining room and family room and a good size kitchen/breakfast room with a range of fitted units, built-in oven and hob and useful walk-in storage cupboard. The first floor boasts a master bedroom with a fitted wardrobes and a quality refitted en-suite shower room with large walk-in shower, three further good size bedrooms and a family bathroom. Other benefits include double glazing and gas central heating. To the front is a double width driveway and gravelled area providing off road parking. To the rear is an enclosed garden laid mainly to lawn.

## Situation

The property is conveniently situated on the very western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles to north of the town. Local shops and amenities are close to hand as are the Sainsbury and Morrison supermarkets.

## Accommodation Comprises

Entrance door to:

### Entrance Hall

Stairs to first floor. Radiator. Wood laminate flooring. Doors to:

### Cloakroom

Obscure uPVC double glazed window to front. Radiator. Wall hung wash basin with tiled splash back. Close coupled WC. Wood laminate flooring.

### Sitting Room

uPVC double glazed window to front. Radiator. Feature coal effect gas fire with marble inset, hearth and ornate surround. Television and telephone point. Coving. Door to kitchen. Doorway to:

### Dining Room

Double glazed sliding patio doors to rear. Radiator. Coving.

### Kitchen/Breakfast Room

Two uPVC double glazed windows to rear. uPVC double glazed doors to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with 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 oven. Space and plumbing for dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Space for tumble drier. Extractor. Large walk-in cupboard with gas fired boiler.

### Family Room

uPVC double glazed window to front. Radiator. Wood laminate flooring.

### First Floor Landing

Radiator. Access to roof space. Storage cupboard. Cupboard housing hot water tank. Doors to:

### Master Bedroom

uPVC double glazed window to front. Radiator. Built-in triple wardrobe. Door to:

### Refitted En-Suite Shower

Obscure uPVC double glazed window to rear. Large walk-in shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Chrome ladder radiator. Tiling to principle areas. Tiled floor. Spotlights. Extractor.

### Bedroom Two

uPVC double glazed window to rear. Radiator.

### Bedroom Three

uPVC double glazed window to front. Radiator.

### Bedroom Four

uPVC double glazed window to front. Radiator.

### Family Bathroom

Obscure uPVC double glazed window to rear. Radiator. Panelled bath with

mixer tap and shower attachment and separate shower over with shower screen. Pedestal wash basin. Close coupled WC. Tiling to principal area. Extractor.

## Outside

### Front Garden

Double width driveway providing off road parking. Further gravelled parking area. Path to gated side access to rear garden.

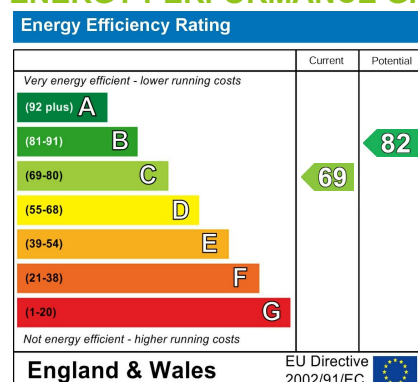
### Rear Garden

Fully enclosed with gated side access. Patio area with lawn beyond.

## Directions

From the town centre continue up under the railway arch into Marshfield Road and take the left hand lane into Bristol Road over the mini roundabout. At the double mini roundabout continue over and at the next roundabout turn left onto the Western bypass. Follow the Western bypass down and take the first turning left into Drake Crescent, follow the road around to the right where the property can be found on the left hand side.

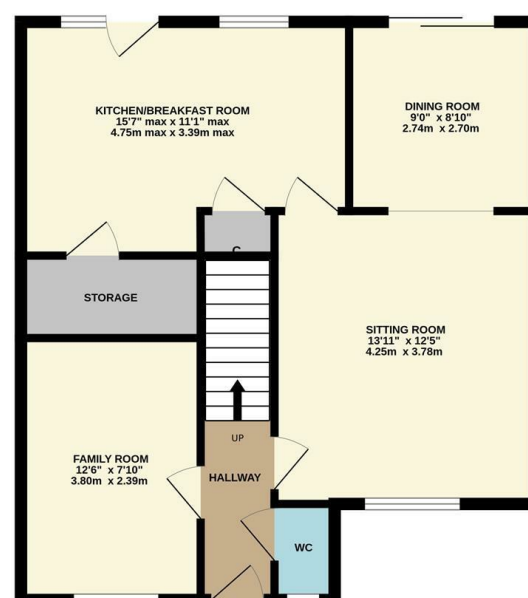
## ENERGY PERFORMANCE GRAPHS



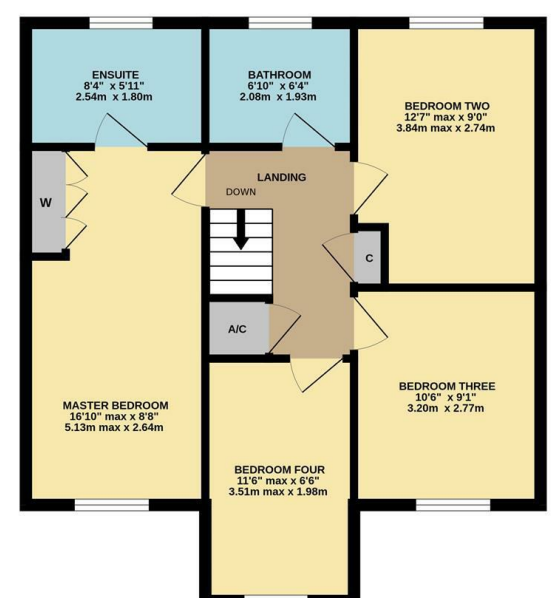
Council Tax Band: E

Tenure: Freehold

GROUND FLOOR



FIRST FLOOR



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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