



18A Drake Crescent, Chippenham, SN14 0XH

An attractive and well presented five bedroom detached house situated in a sought after area on the western outskirts of town with access to a wide range of amenities. The ground floor accommodation offers a reception hall with refitted cloakroom, sitting room with a bay window, feature fireplace and double doors opening into a separate dining room with patio doors to the garden, kitchen/breakfast room with a range of fitted units and built-in oven and hob and a utility room. The first floor boasts a spacious galleried landing, master bedroom with refitted en-suite shower, four further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a lawned garden and driveway providing off road parking for two vehicles leading to the integral garage. To the rear is a south facing garden enjoying a good degree of privacy.

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 Comprising:

Reception Hall

Entrance door. Radiator. Stairs to first floor with cupboard under. Coving. Doors to:

Refitted Cloakroom

Obscure Upvc double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and tiled splash back. Close coupled W.C.

Sitting Room

Double glazed bay window to front. Two radiators. Feature coal effect gas fire with marble inset and hearth and wooden surround. Telephone point. Television point. Coving. Multi glazed double doors to:

Dining Room

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

Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built-in gas hob with extractor over and eye level double oven. Space and plumbing for dishwasher. Door to:

Utility Room

Double glazed window to side. Obscure double glazed door to rear. Radiator.

Front Garden

Double width driveway leading to garage providing off road parking. Path to gated side access. Laid to lawn with hedgerow to front and path to front door.

Integral Garage

Roller door. Personal door to rear. Power and light.

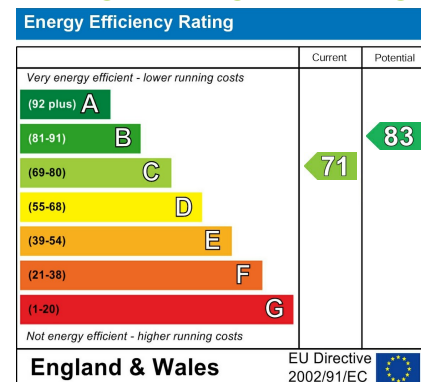
Rear Garden

South facing and enjoying a good degree of privacy. Patio area with lawn beyond and flower and shrub borders. Raised bed. Garden shed. Outside tap. Path to gated side access.

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 right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £495,000

Rolled edge work surfaces with cupboard base unit, tiled splashbacks and inset single bowl single drainer sink unit. Space and plumbing for automatic washing machine. Two further appliance spaces. Wall mounted boiler for central heating and hot water. Extractor. Door to garage.

Galleried First Floor Landing

Access to part boarded roof space. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

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

Refitted En-Suite Shower

Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cupboard. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Extractor. Light and shaver point. Tiling to principal areas.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

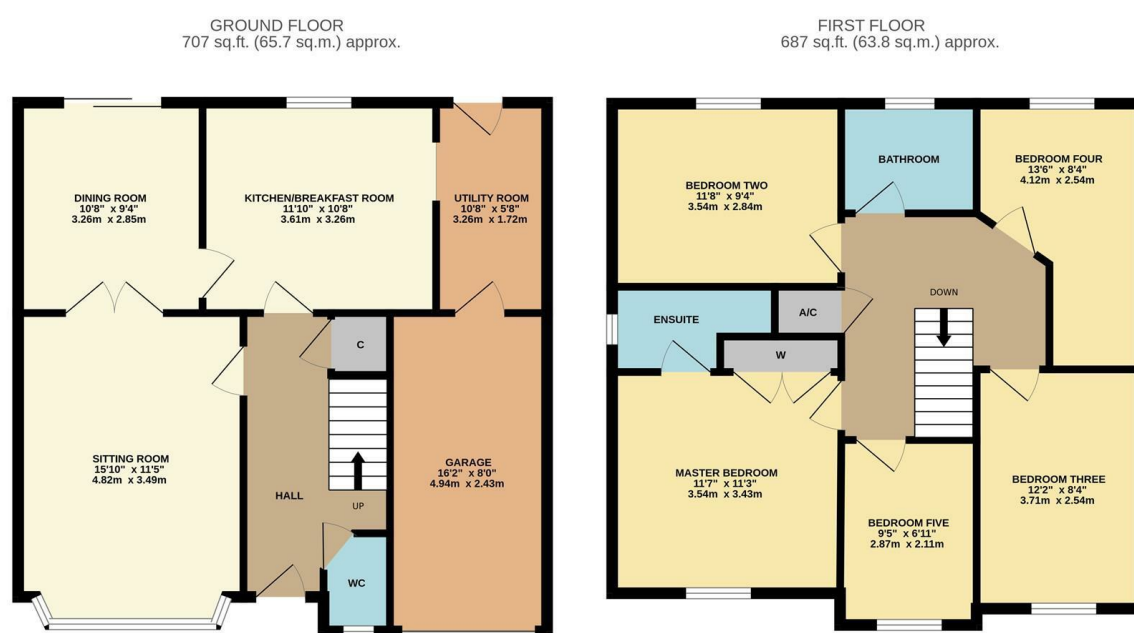
Bedroom Five

Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with mixer tap and shower attachment. Vanity wash basin. Close coupled WC with concealed cistern. Tiled to principal areas. Shaver point. Extractor. Wood laminate flooring.

Outside



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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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