



33 Hawthorn Road, Chippenham, SN15 1BU

GOODMAN WARREN BECK

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£285,000

A spacious three bedroom terraced ideally situated on a no through road within easy walking distance of the town centre and mainline station. The accommodation offers an entrance porch, entrance hall, open plan style sitting/dining room with large bay window and feature fireplace, kitchen with a range of fitted units, rear lobby, downstairs bathroom, large master bedroom with an en-suite shower room and two further bedrooms. Other benefits include double glazing, gas central heating and an enclosed rear garden with brick built store. There is also planning permission granted for a large single storey extension to the rear creating an impressive open plan kitchen/dining room.

Situation

The property is conveniently situated in a cul-de-sac in a mature popular area on the favoured northern side of the town, close to local senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.¼ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

Accommodation Comprising:

Double glazed entrance door to:

Entrance Porch

Tiled floor with fitted doormat. Dado rail. Obscure glazed door to:

Entrance Hall

Stairs to first floor. Radiator. Wooden flooring. Dado rail. Door to:

Dining Room

Double glazed window to rear Feature cast iron fireplace with tiled slips and hearth and wooden surround. Wood laminate flooring. Coving. Door to kitchen. Open plan through to:

Sitting Room

Double glazed bay window to front. Wood laminate flooring. Shelving to alcoves. Coving.

Kitchen

Two double glazed windows to side. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splashbacks and inset stainless steel one and a half bowl single drainer sink unit with chrome mixer tap. Space for cooker extractor over. Appliance space. Space for fridge/freezer. Doorway to:

Rear Garden

Enclosed by fencing with gated side access. Laid mainly to lawn with path leading to a brick built store.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road, Take the third right into Hawthorn Road.

Agents Note:

Planning Permission for the single storey extension can be found at <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BJR8jAAH/pl202305553>

Rear Lobby

Ceramic tiled floor. Space and plumbing for washing machine. Cupboard housing wall mounted gas fired boiler for central heating and hot water. Upvc double glazed door to garden. Door to:

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with shower over and concertina shower screen. Pedestal wash basin. Close coupled WC. Tiled to principal areas with mirror. Extractor. Downlights. Tiled floor.

First Floor Landing

Access to part boarded roof space with ladder and light. Doors to:

Bedroom One

Three double glazed windows to front. Radiator. Door to:

En-Suite

Shower cubicle. Corner wash hand basin. Close coupled WC. Tiling to principal areas. Extractor.

Bedroom Two

Double glazed window to rear. Radiator. Feature fireplace. Coving.

Bedroom Three

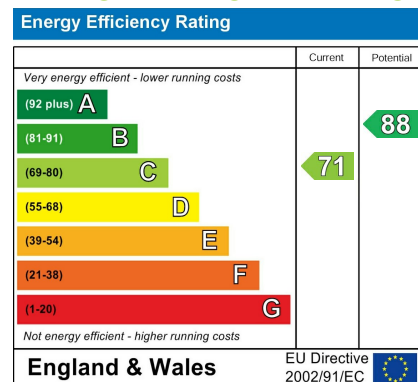
Double glazed window to rear. Radiator.

Outside

Front Garden

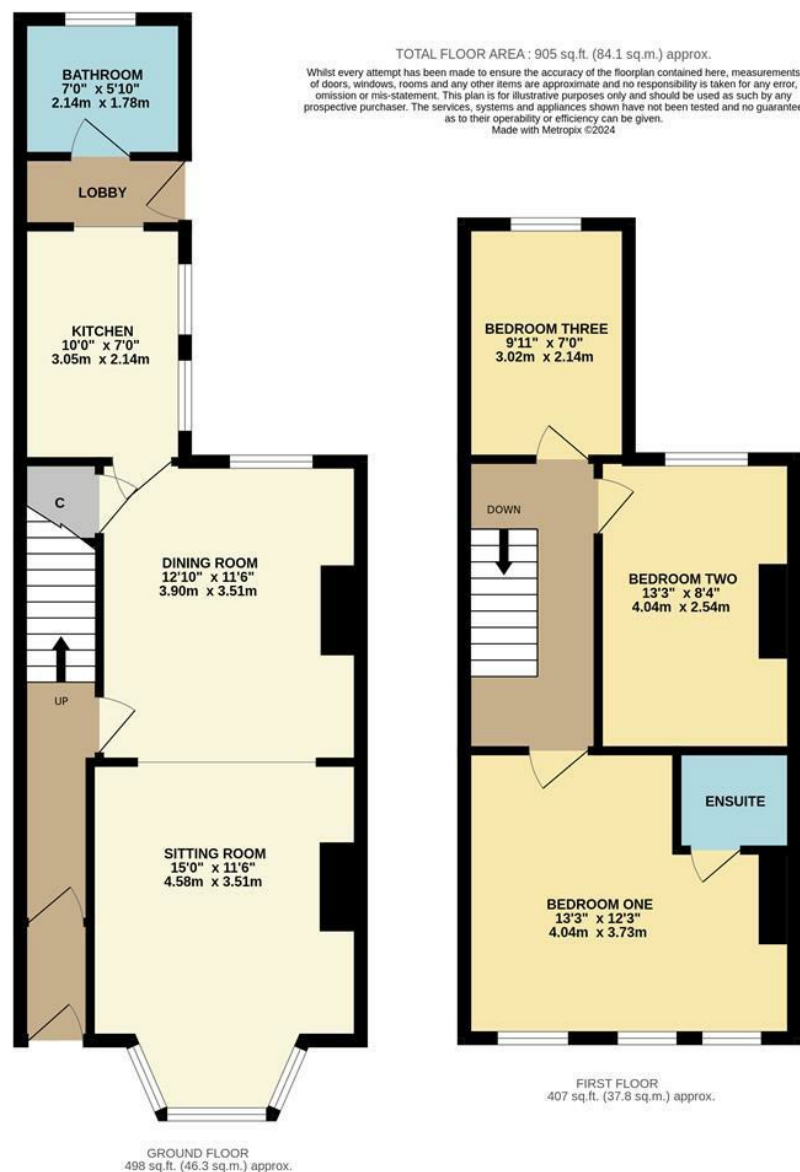
Railings and path to front door.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)