



13 Chestnut Road, Chippenham, SN14 0EY

GOODMAN WARREN BECK

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Price Guide £525,000

An extended and well presented four/five bedroom double bay fronted semi detached house situated in the corner of a small quiet cul-de-sac. The large mature gardens are a particular feature of this property and with access to the rear via a separate private lane there is scope for further development subject to the necessary consents. The property offers a reception hall, three reception rooms, kitchen/breakfast room, utility, cloakroom and boot room on the ground floor. The first floor boasts a master bedroom with en-suite shower, three further double bedrooms, study and a family bathroom. To the front is a gravelled driveway providing off road parking leading to a detached double garage. The large south facing rear garden enjoys a good degree of privacy and is laid mainly to lawn and is well stocked with a range of plants and shrubs.

Situation

The property is most conveniently situated in the corner of a quiet mature cul-de-sac within walking distance of the town centre, mainline rail station, highly regarded primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Double glazed Entrance door to:

Entrance Porch

Double glazed windows to either side. Tiled floor. Obscure multi glazed door to:

Reception Hall

Stairs to first floor. Radiator. Engineered Oak flooring doors to:

Sitting Room

Double glazed bay window to front. Two radiators. feature coal effect gas fire with marble inset and hearth. Ornate surround. Coving. Multi glazed doors to:

Garden Room

Double glazed French door to rear. Radiator.

Dining Room

Double glazed bay window to front. Radiator. Feature open fire place with marble inset and hearth and ornate surround. Coving. Dado rail.

Utility Room

Radiator. Tiled floor. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with cupboard under. Space and plumbing for washing machine. Wall mounted cupboards. Tiled floor.

Cloakroom

Double glazed window to rear. Chrome ladder radiator. Pedestal wash basin. Close coupled WC. Tiling to principal areas.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Fully tiled walls and floor.

Outside

Front Garden

Gravelled driveway providing off road parking. Raised borders with shrubs. Gated side access to rear garden.

Rear Garden

Well tended mature south facing garden enjoying a good degree of privacy. Laid mainly to lawn with well stocked flower and shrub borders. Two patio areas. Garden shed, summerhouse and greenhouse.

Directions

From the town centre proceed up New Road through the railway arches onto Marshfield Road. Continue over the mini roundabout then take the next left into Woodlands Road. Take the first right into Plantation Road then first right into Chestnut Road where the property will be found at the end of the cul-de-sac on left hand side.

Agents Note

The council tax for this property has an improvement indicator.

Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashback and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Plinth lighting. Built-in gas and eye level double oven. Integrated dishwasher. Integrated Fridge/freezer. Coving. Downlights.

Boot Room

Double glazed windows to side and rear and double glazed door to front. Cupboard base unit. Tall cupboard.

First Floor Landing

Access to roof space. Cupboard housing gas fired combination boiler. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Freestanding wardrobes. Cupboard. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls and floor. Spotlights.

Bedroom Two

Double glazed bay window to front. Radiator.

Bedroom Three

Double glazed bay window to front. Radiator. Built-in cupboard.

Bedroom Four

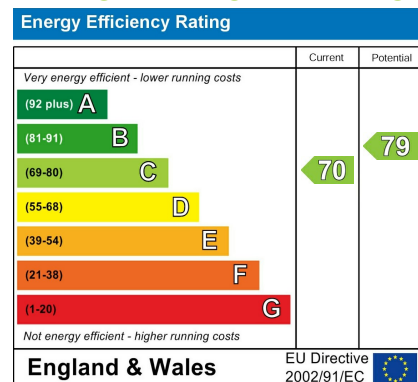
Double glazed window to rear. Radiator. Built-in cupboard.

Study

Double glazed window to front. Radiator. Engineered Oak flooring. stair bulkhead.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)