

2 Homestead Close, Chippenham, SN14 0SD

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

£289,950

A modern well presented two bedroom semi detached house built by Bloor Homes and ideally situated on the sought after Hilltop Park development. The ground floor accommodation offers an entrance hall, sitting room, good size kitchen/dining room with a range of fitted units, integrated appliances and French doors opening into the garden, useful utility and cloakroom. The first floor has a master bedroom with fitted wardrobes and an en-suite shower room, second double bedroom and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking for two vehicles and to the rear is an enclosed garden with patio, lawn beyond and garden shed.

Situation

Hilltop Park is a new development which is well placed on the South Western side of Chippenham with access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket with a pharmacy along with two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington), college and sports facilities.

Accommodation Comprising:

Canopied Porch

Entrance door to:

Entrance Hall

Stairs to first floor. Radiator. Door to:

Sitting Room

Double glazed window to front. Radiator. Understairs cupboard. Door to:

Kitchen/Dining Room

Double glazed French doors with side panels to garden. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces with matching upstands and inset one and a half bowl sink unit with chrome mixer tap. Integrated dishwasher. Built-in electric oven and hob with stainless steel extractor over. Integrated fridge/freezer. Spotlights. Doorway to:

Utility

Work surface with cupboard under and space and plumbing for washing machine. Wall mounted cupboard housing wall mounted gas fired boiler for central heating and hot water. Door to:

Cloakroom

Radiator. Close coupled WC. Wall hung wash basin with chrome mixer tap.

First Floor Landing

Access to roof space. Doors to:

Master Bedroom

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

En-Suite Shower Room

Obscure double glazed window to rear. Radiator. Fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor fan.

Bedroom Two

Two double glazed windows to front. Radiator. Overstairs cupboard.

Bathroom

Obscure double glazed window to side. Ladder radiator. Bath with chrome mixer tap, shower attachment and shower screen. Wall hung wash basin with chrome mixer tap. Close coupled WC. Extractor fan.

Outside

Enclosed by wooden fencing. Patio area leading to lawn.

Front Garden

Path leading to front door and gated side access with shrubs. Driveway to front providing off road parking for two vehicles.

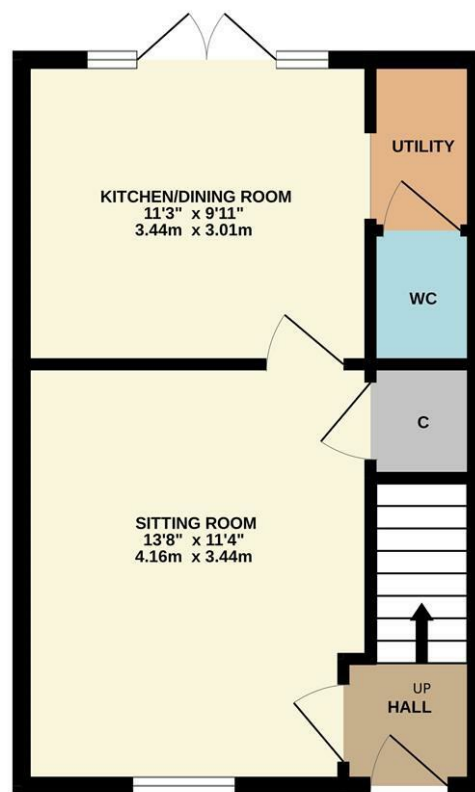
Rear Garden

Enclosed by wooden fencing. Patio area with lawn beyond and shrub border. Garden shed.

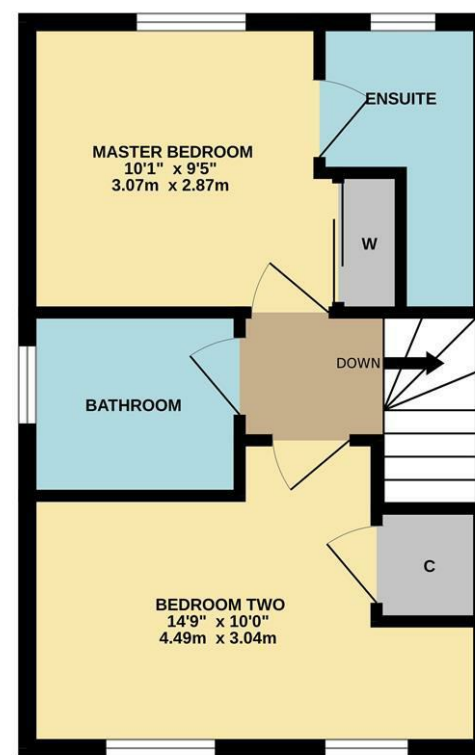
Directions

Proceed out of town on the Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Public House and at the next roundabout turn left into Methuen Park, continue straight over the roundabout and continue along this road onto Haystack Avenue. Take the first turning on the left into Homestead Close and the property can be found on the left hand side.

GROUND FLOOR
 346 sq.ft. (32.2 sq.m.) approx.



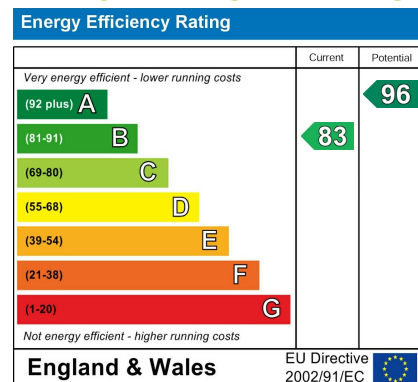
FIRST FLOOR
 346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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.
 Made with Metropix ©2024

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)