



# 27 Stonelea Close, Chippenham, SN14 0DD

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£265,000

An extended and well presented three bedroom terrace ideally tucked away in the corner of a quiet cul-de-sac with a garage in a nearby block and offered for sale with NO ONWARD CHAIN! The accommodation offers a useful entrance porch with coats hanging area, good size sitting room, refitted kitchen/dining room with a range of units, solid wood worksurfaces and integrated appliances, utility room, three bedrooms and a bathroom with over bath shower. Other benefits include double glazing and gas central heating with an replacement combination boiler. To the front is a lawned garden and to rear is low maintenance garden.

## Situation

The property is conveniently situated in the corner of a quiet cul-de-sac just a short walk from local amenities, the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

## Accommodation Comprising

Obscure uPVC double glazed entrance door to:

## Entrance Porch

Coats hanging space. Tiled floor. Wall light. Door to:

## Sitting Room

Double glazed window to front. Stairs to first floor. Radiator. Two wall lights. Archway to:

## Refitted Kitchen/Dining Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards and larder unit. Solid wood worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in hob with stainless steel extractor over. Built-in eye level double oven. Integrated slimline dishwasher. Integrated fridge/ freezer. Under stairs cupboard. Spotlights to Kitchen Area. Door and window to:

## Utility Room

Obscure uPVC double glazed door and window to side. Radiator. Solid wood worksurfaces with matching upstands. Space and plumbing for automatic washing machine under. Further appliance space. Wall mounted gas fired boiler.

## First Floor Landing

Access to roof space. Built-in cupboard. Doors to:

## Bedroom One

Double glazed window to front. Radiator.

## Bedroom Two

Double glazed window to rear. Radiator. Built-in double wardrobe.

## Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard.

## Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with electric shower over. Pedestal wash basin. Close coupled WC. Fully tiled walls. Tiled floor.

## Outside

## Front Garden

Low level wall with gate and path to front door. Laid to lawn with flower and shrub borders.

## Rear Garden

Low maintenance rear garden.

## Garage

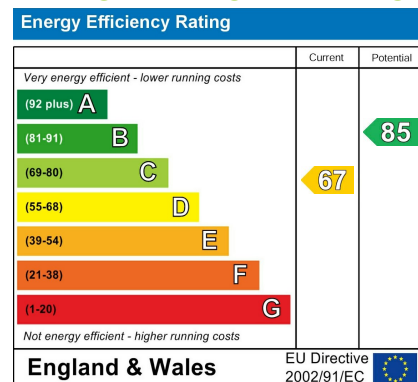
There is a garage in a nearby block with a parking space to the front.

## Directions

From the town centre proceed up New Road through the railway arches into

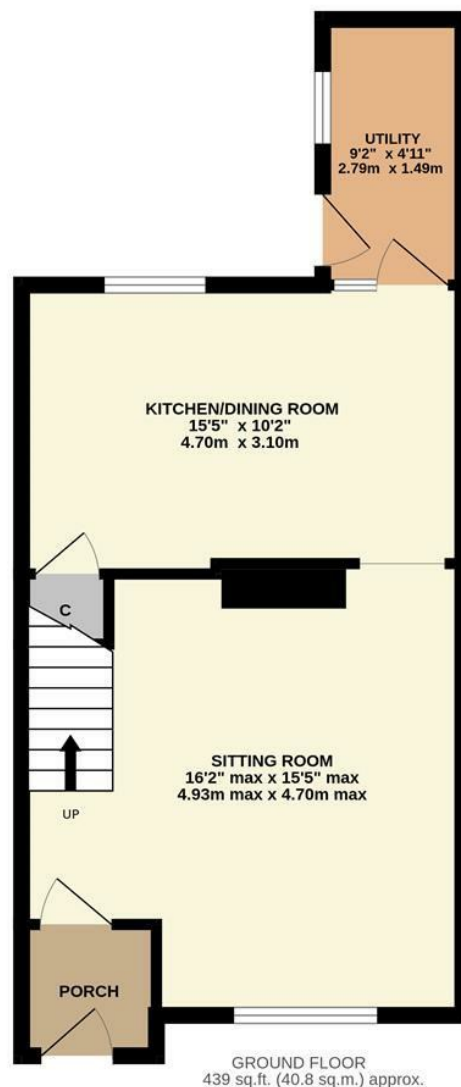
Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and then take the second right into Stonelea Close. Follow the road past the green and bear left, the property will then be found in the top right hand corner of the cul-de-sac.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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.  
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