

23 Farleigh Close, Chippenham, SN14 0PT

GOODMAN WARREN BECK

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£425,000

An extended and superbly presented four bedroom semi detached house with southerly facing rear garden, situated in a favoured cul-de-sac on the western side of town close to numerous amenities and schools. The spacious accommodation offers a welcoming reception hall, good size sitting room, newly refitted open plan kitchen/dining room with French doors to the garden and fitted with a range of units and granite work surfaces, a separate utility room with matching units and a well appointed cloakroom. on the ground floor. The first floor boasts a generous master bedroom with quality en-suite with large walk-in shower, three further bedrooms and a modern family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking with an electric roller door giving access to a storage area. The landscaped rear garden enjoys a southerly aspect with brick paved seating areas, hedging and fruit trees.

Situation

The property is conveniently situated in a mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Composite entrance door to:

Reception Hall

Full height uPVC double glazed window to side. Tiled floor. Radiator. Stairs to first floor. Spotlights. Storage cupboard. Doors to:

Cloakroom

Obscure uPVC double glazed window to side. Contemporary style radiator. Wood panelling to half height. Wall hung counter top style vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Spotlights. Tiled floor.

Sitting Room

uPVC double glazed window to front. Radiator. Spotlights.

Kitchen/Dining Room

Two uPVC double glazed windows to rear. uPVC double glazed French doors to rear. Contemporary style radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Tall larder cupboard. Granite work surfaces incorporating a breakfast bar with matching upstands and inset one and a half bowl sink unit with mixer tap. Integrated dishwasher. Built-in double oven. Space for American style fridge/freezer. Spotlights. Tiled floor. Glazed door to:

Utility Room

Obscure uPVC double glazed door to side. Ladder radiator. Granite work surfaces with

matching upstands and cupboard base unit. Tall cupboard. Wall mounted cupboard housing boiler. Tiled floor. Space and plumbing for automatic washing machine. Spotlights.

First Floor Landing

Access to roof space with ladder and light. Spotlights. Doors to:

Master Bedroom

uPVC double glazed window to front. Contemporary style radiator. Spotlights. Pocket door to:

En-suite Shower

Obscure uPVC double glazed window to side. Ladder radiator. Fully tiled walk-in shower enclosure. Vanity unit basin with mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled to principle areas. Tiled floor. Spotlights. Extractor fan.

Bedroom Two

uPVC double glazed window to front. Radiator. Fitted wardrobes. Built-in cupboard. Spotlights.

Bedroom Three

uPVC double glazed window to rear. Contemporary style radiator. Built-in wardrobes with hanging rail, shelves and drawers. Spotlights.

Bedroom Four

uPVC double glazed window to rear. Contemporary style radiator. Spotlights.

Bathroom

Obscure uPVC double glazed window to rear. Chrome radiator. Bath with chrome filler, shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls and floor. Spotlights. Extractor fan. Ceiling bluetooth speaker.

Outside

Front Garden

Cast 'cobble' effect driveway providing off road parking. Gated side access to rear garden.

Store

Electric roller door. Fitted with a range of units, work top and wash basin.

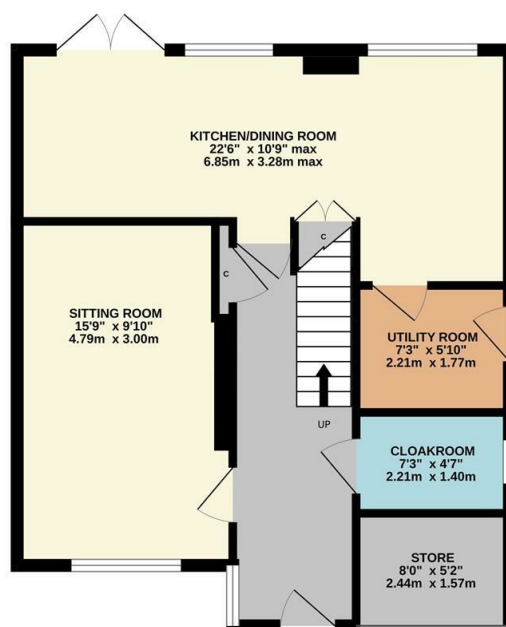
Rear Garden

Landscaped garden enclosed by fencing and enjoying a southerly aspect. Shrub borders, low level yew hedging and gravel path ways with 'herringbone' brick patio areas providing seating and barbecue area and a range of fruit trees providing privacy screening. Outside tap. Gated side access.

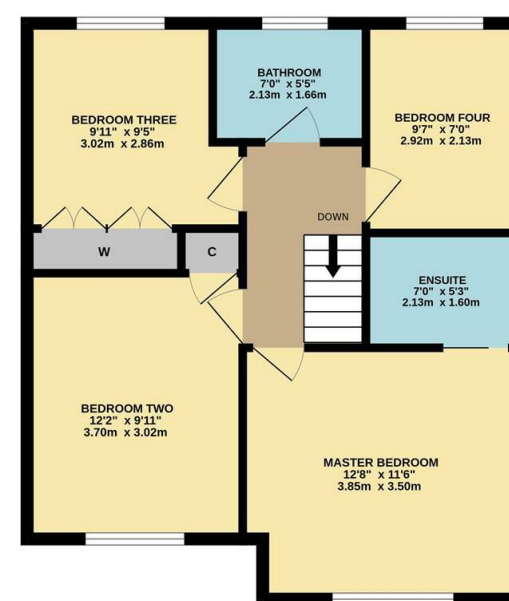
Directions

Take the A4 Bath road from the town and at the roundabout by the Pheasant Pub turn right into Hungerdown lane. Turn the first left at the traffic lights into Queens Crescent. Follow this road round and take the fourth right into Farleigh Close. The property will be found on the left hand side.

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



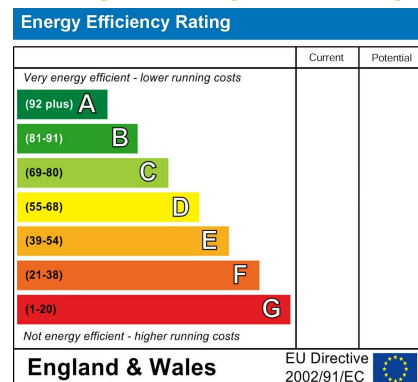
FIRST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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