

# 44 Stonelea Close, Chippenham, SN14 0DD

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£289,950

A well presented three bedroom end terrace situated in a quiet cul-de-sac offering easy access to a wide range of amenities. The accommodation offers an entrance porch, good size sitting room, kitchen/dining room with a range of fitted units and double glazed sliding patio doors to a uPVC double glazed conservatory, three bedrooms and a quality refitted shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a gravelled driveway providing off road parking and to the rear is an enclosed paved garden with pergola. There is also a garage in a nearby block with parking space to the front.

## Situation

The property is conveniently situated in 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

Obscure uPVC double glazed window to front and side. Obscure glazed door to:

## Sitting Room

uPVC double glazed window to front. Radiator. Wood laminate flooring. Coving. Dado rail. Feature fireplace. Glazed double doors to:

## Kitchen/Dining Room

uPVC double glazed window to rear. Radiator. Wood laminate flooring. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Understairs cupboard. Coving. uPVC double glazed sliding patio doors to:

## Conservatory

uPVC double glazed on brick built base with door to side. Electric heater. Wood laminate flooring.

## Garage

There is 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. The property will then be found facing you, overlooking the green.

## First Floor Landing

uPVC double glazed window to side. Radiator. Wood laminate flooring. Cupboard housing gas fired combination boiler. Access to boarded roof space with light. Doors to:

## Bedroom One

uPVC double glazed window to front. Radiator. Coving.

## Bedroom Two

uPVC double glazed window to rear. Radiator. Wood laminate flooring. Built-in cupboard.

## Bedroom Three

uPVC double glazed window to front. Radiator. Overstairs cupboard. Wood laminate flooring.

## Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Walk-in shower encloser. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern.

## Outside

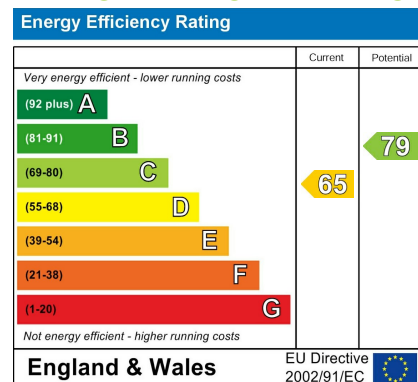
### Front Garden

Low level wall to side. Laid to gravel providing off road parking with path to front door.

### Rear Garden

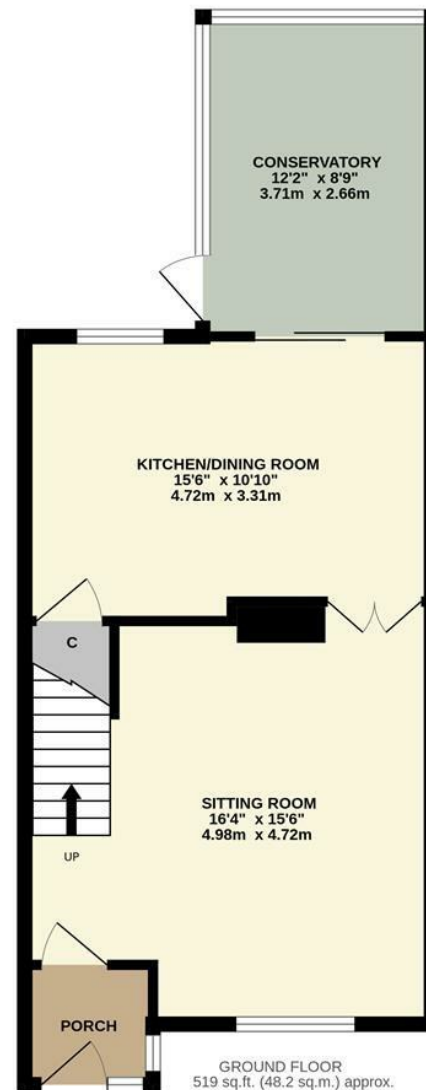
Fully enclosed with gated side access. Fully paved with pergola over. Outside tap.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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