

3 Kensington Way, Chippenham, SN14 0UG

GOODMAN WARREN BECK

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

Price Guide £435,000

An attractive four bedroom detached house situated in this sought after area on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers a reception hall, cloakroom, sitting room with feature fireplace and patio doors opening through to a uPVC double glazed conservatory overlooking the garden, separate dining room with bay window, kitchen/breakfast room with a range of fitted units, range cooker and utility area. The first floor boasts a master bedroom with built-in wardrobes and an en-suite shower room, two further double bedrooms with built-in wardrobes, fourth bedroom and bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is lawned garden and double width driveway providing off road parking with a car charging point giving access to the integral garage. To the rear is a good size enclosed garden, laid mainly to lawn with a garden shed.

Situation

The property is conveniently situated in a sought after area on the western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles north of the town. Local shops and amenities are close to hand as are the Sainsburys and Morrison supermarkets.

Accommodation Comprising:

Composite entrance door with double glazed side panel to:

Reception Hall

Radiator. Stairs to first floor. Under stairs cupboard with power point. Engineered oak flooring. Dado rail. Coving. Doors to:

Cloakroom

Radiator. Wall hung wash basin with tiled splashback. Close coupled WC. Tiled flooring. Coving. Extractor.

Sitting Room

Feature coal effect gas fire with marble inset and hearth and ornate surround. Radiator. Coving. Double glazed sliding patio doors to:

Conservatory

Upvc double glazed on brick built base with French doors to side. Wood laminate flooring. Two wall light points.

Dining Room

Double glazed bay window to front. Radiator. Coving.

Kitchen/Breakfast Room

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with

chrome mixer tap. Stainless steel Range cooker with stainless steel extractor over. Integrated dishwasher. Coving. Tiled floor. Open to:

Utility Room

Double glazed door to side. Worksurface. Space for automatic washing machine. Space for fridge/freezer. Coving. Wall mounted boiler for central heating and hot water.

First Floor Landing

Coving. Access to part boarded loft space with ladder and light. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

Two double glazed windows to front. Radiator. Built-in double wardrobe. Wood laminate flooring. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Radiator. Fully tiled corner shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Extractor fan. Shaver point.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Extractor.

Outside

Front Garden

Laid to lawn with cherry tree and flower and shrub border. Double width driveway providing off road parking for two vehicles. Car charging point. Gated side access to rear.

Rear Garden

Fully enclosed. Gravelled seating area with lawn beyond with shrub borders and fruit bushes. Further paved seating area. Outside tap. Garden shed.

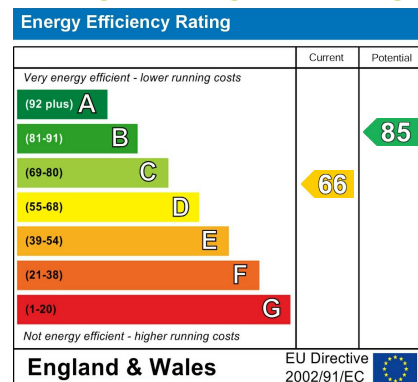
Garage

Up and over door. Power and light.

Directions

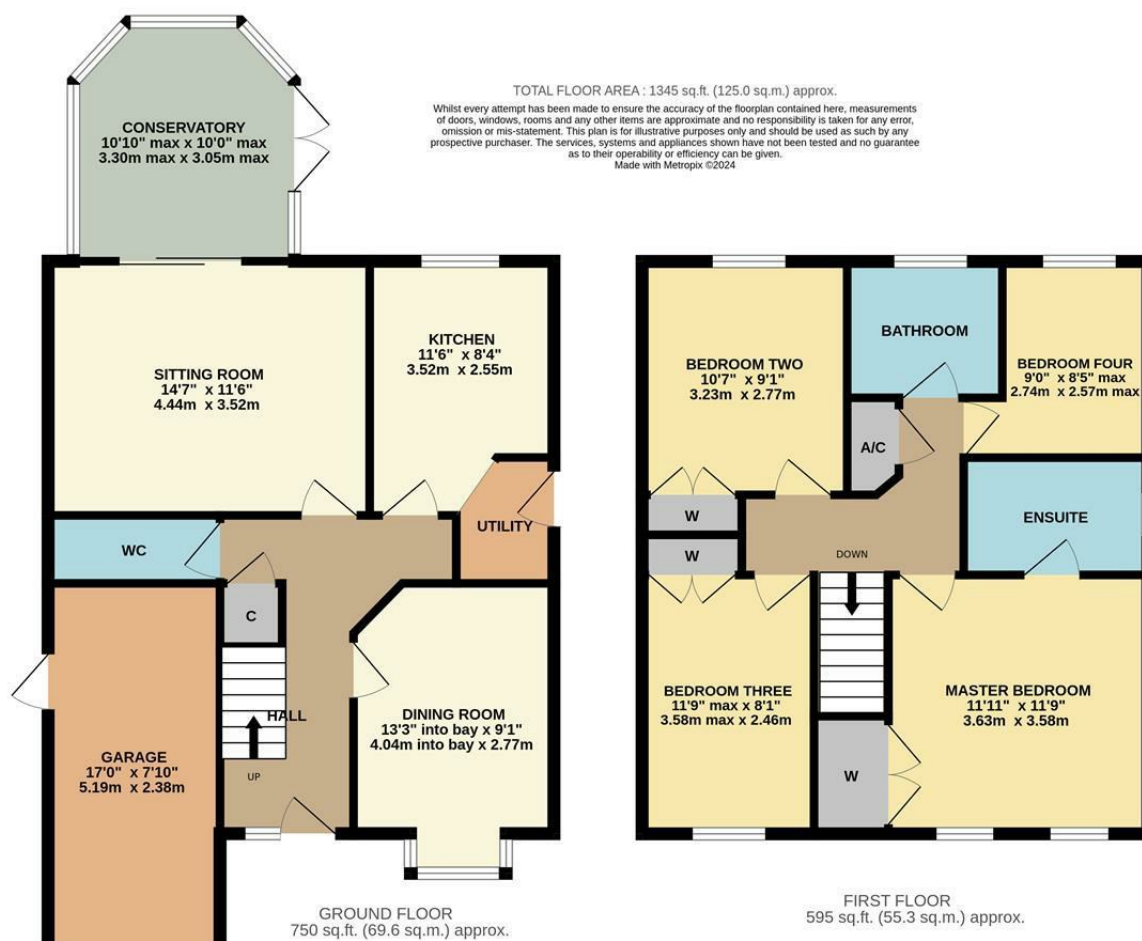
From the town centre proceed up New Road through the arches onto Marshfield Road. Continue on along the Bristol Road and at the roundabout turn left onto Hungerdown Lane. After the Garage take the second right into Derriards Lane. Continue along Derriards lane and over the mini roundabout. Take the turning on the right into Kensington Way where to property will be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

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)