



6 Wayside Close, Chippenham, SN15 5NY

GOODMAN WARREN BECK

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Price Guide £495,000

Offered for sale with NO ONWARD CHAIN is this well maintained detached bungalow with well tended mature gardens to the front and rear ideally situated in a small quiet cul-de-sac within this highly desirable village. The well presented accommodation offers a spacious and useful entrance porch leading to a good size dining room, the sitting room has a feature fireplace and patio doors opening into a double glazed conservatory enjoying views over the garden, the kitchen is well appointed with a range of modern units and built-in oven and hob. From the inner hallway there is access to three good size bedrooms and a shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a generous area of lawn with mature flower and shrub borders and a driveway providing off road parking leading to an attached garage and car port. The rear garden enjoys a southerly aspect with a good degree of privacy and is laid to lawn with paved seating area and well stocked beds and borders.

Situation

The property is ideally situated in a small quiet cul-de-sac within this much sought after village c. 2 miles from M4 J.17. Local amenities include a primary school, church and village hall, whilst Chippenham nearby provides a comprehensive range of shopping facilities and amenities including schooling for all ages, modern sports/leisure centre and mainline rail services (Paddington about 75 minutes). Excellent road communications provide easy access to the major employment centres of Bristol, Swindon and Bath, via the M4. There is a good choice of both high quality state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region. Chippenham Golf club is c.½ mile

Accommodation Comprising:

Obscure uPVC double glazed entrance door to:

Entrance Porch

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

Dining Room

Window to front. Radiator. Coving. Door to Inner Hall, Kitchen and Sitting Room.

Sitting Room

Radiator. Feature electric fireplace with marble inset and stone surround. Three wall light points. Coving. Double glazed sliding patio doors to:

Conservatory

uPVC double glazed on brick built base with French doors to side. Two wall light points.

Garage

Up and over door. uPVC double glazed door to rear.

Rear Garden

Enclosed by fencing and hedging and enjoying a good degree of privacy. Laid to lawn with paved seating area and well stocked flower and shrub beds and borders. Second patio area. Gated side access on both sides.

Directions

Proceed out of Chippenham on the Langley Road/B4069 Swindon Road. Turn left into the village and on to Lower Common. Take the second turning on the right into Day's Lane, then third right into Wayside Close and the property can be found on the right hand side.

Kitchen

uPVC double glazed door and window to side. Radiator. 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. Built-in stainless steel gas hob with electric oven and stainless steel extractor over. Space and plumbing for washing machine. Space for fridge/freezer.

Inner Hall

Access to roof space. Cupboard housing hot water tank and boiler. Central heating thermostat. Doors to:

Bedroom One

uPVC double glazed window to rear. Radiator.

Bedroom Two

uPVC double glazed bow window to front. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

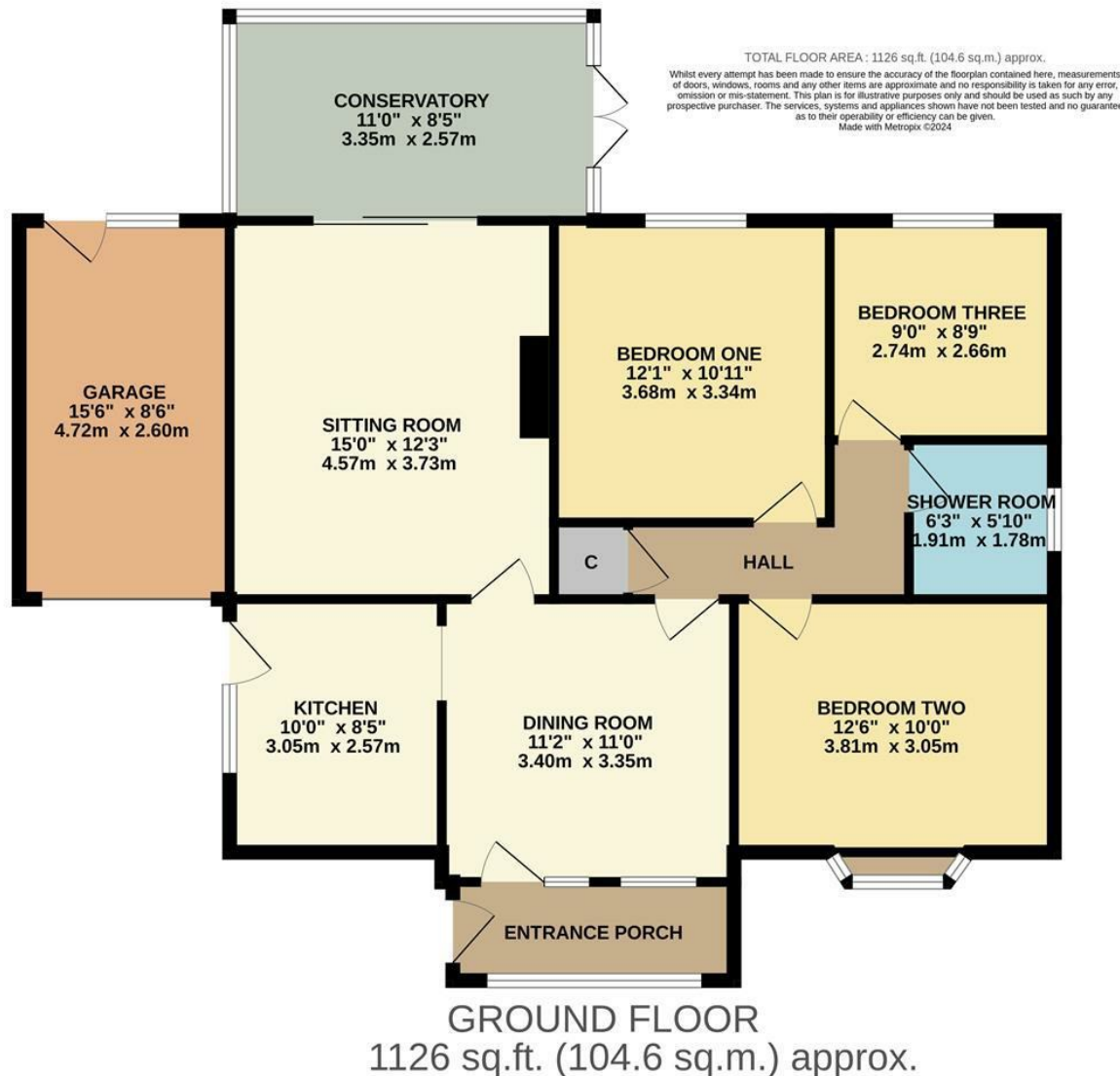
Shower Room

Obscure uPVC double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls. Extractor.

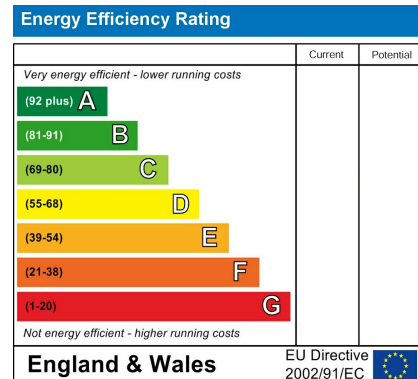
Outside

Front Garden

Low level wall. Laid to lawn with flower and shrub borders. Driveway providing off road parking. Car port. Gated side access to rear garden.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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