

Wrenfern Utterson View, Lowden, Chippenham, SN15

GOODMAN WARREN BECK

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Price Guide £500,000

3DNI

A much improved and well presented Barratt built four bedroom detached house situated in this small cul-de-sac of four similar prestigious properties within easy reach of the town centre and mainline station. The ground floor accommodation offers a reception hall, good size sitting room with a bay window, feature fireplace and double doors opening into a dining room with French doors opening to the garden, useful study, quality refitted kitchen with a range of fitted units and built-in appliances, utility room refitted to the same standard and a cloakroom. The first floor boasts a master bedroom with impressive refitted en-suite shower room with large walk-in shower, three further bedrooms and a family bathroom with bath and separate shower cubicle. Other benefits include replacement uPVC double glazing and gas central heating with an upgraded boiler. To the front is a driveway providing off road parking leading to a garage and block paved area providing additional parking. To the rear is a pleasant landscaped garden with paved areas, lawn and well stocked borders.

Situation

The property enjoys a pleasant location within a small cul-de-sac of four similar prestigious properties constructed in the mid 1990's within easy access of the town centre, local amenities and River Avon with its delightful walks and cycle path. The mainline rail station is a ten minute walk as is the local primary school. M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

Accommodation Comprising:

Recessed Porch

uPVC double glazed entrance door to:

Reception Hall

uPVC double glazed window to front. Radiator. Stairs to first floor. Telephone point. Doors to:

Cloakroom

Obscured uPVC double glazed window to side. Radiator. White suite comprising pedestal wash hand basin with tiled splash back and close coupled WC.

Sitting Room

uPVC double glazed bay window to front. Two radiators. Feature coal effect gas fire with marble inset and hearth and ornate surround. Television point. Double doors to:

Dining Room

uPVC double glazed French doors to rear. Radiator. Door to kitchen.

Study

uPVC double glazed window to front. Radiator.

Refitted Kitchen

uPVC double glazed window to rear and side. Ladder radiator. Deep under stairs cupboard. Range of drawer and cupboard base units and matching wall mounted

cupboards with under unit lighting. Worksurfaces with matching upstands and inset single bowl single drainer sink unit with mixer tap. Integrated Neff dishwasher. Built-in Neff eye level double oven and five ring gas hob with glass splashback and extractor over. , Built-in fridge and freezer. Spotlights. Door to:

Utility Room

Obscure uPVC double glazed door to side. Radiator. Tall cupboard and base unit. Worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Wall mounted gas fired boiler for central heating and hot water.

First Floor Landing

Access to part boarded loft space. Airing cupboard. Doors to:

Master Bedroom

uPVC double glazed window to front. Radiator. Telephone point. Door to:

Refitted En-suite Shower Room

Obscured uPVC double glazed window to side. Ladder radiator. Large walk-in fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled to half height. Extractor fan.

Bedroom Two

uPVC double glazed window to rear. Radiator.

Bedroom Three

uPVC double glazed window to front. Radiator.

Bedroom Four

uPVC double glazed window to rear. Radiator. Fitted shelving.

Family Bathroom

Obscured uPVC double glazed window to side. Ladder radiator. Panelled bath with chrome mixer tap. Separate shower cubicle. Pedestal wash basin. Close coupled WC. Fully tiled walls and floor. Extractor fan.

Outside

Front Garden

Driveway leading to garage providing off road parking. Further area of block paving leading to front and providing further off road parking screened by mature shrubs.

Rear Garden

Fully enclosed private rear garden with gated side access. Extensive paved area with lawn beyond. Well stocked flower and shrub borders. Path to further paved seating area. Garden shed. Outside tap. Personal door to garage.

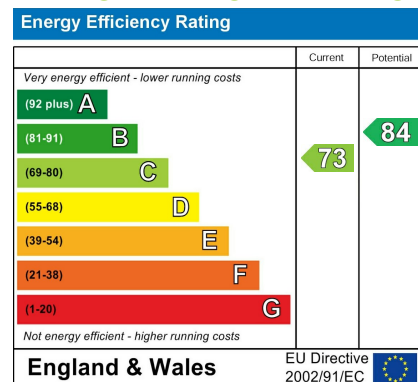
Garage

Single garage with up and over door. Door to side. Power and light.

Directions

From the town centre proceed out along the A4 Rowden Hill. After passing the hospital proceed down the hill and take the next turning on the right into Lowden. Take the third right into Utterson View where the property can be found on the left hand side in the small spur of four properties.

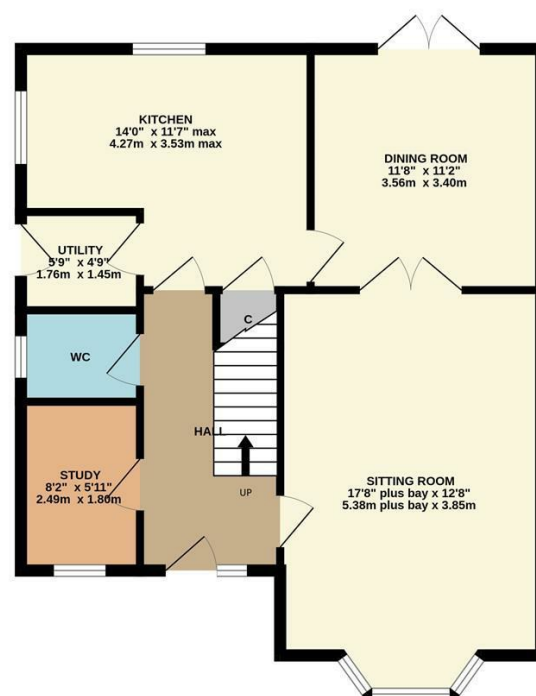
ENERGY PERFORMANCE GRAPHS



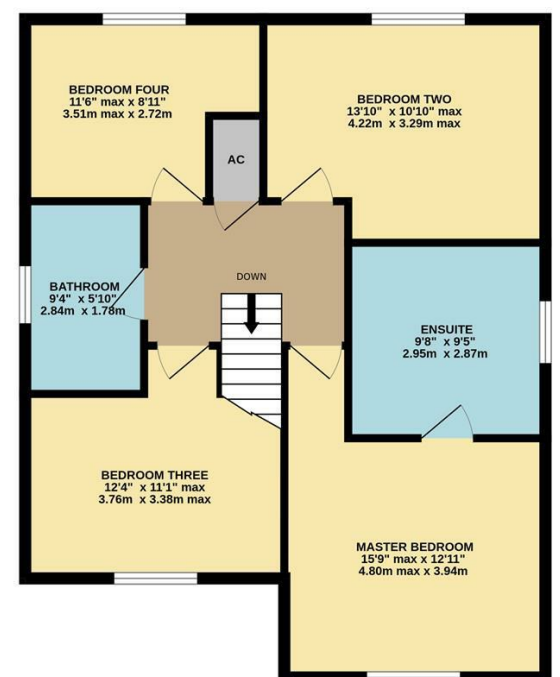
Council Tax Band: F

Tenure: Freehold

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



FIRST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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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