

14 Acacia Close, Chippenham, SN14 6RQ

GOODMAN WARREN BECK

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

£283,950

NO ONWARD CHAIN! A modern well presented three bedroom semi detached house ideally situated in a small cul-de-sac in the sought after Willowbank area offering easy access to a wide range of amenities with the added benefit of a car port. The accommodation offers an entrance hall, sitting room, kitchen/dining room with a range of fitted units, built-in oven and hob and integrated slimline dishwasher, three bedrooms and a modern bathroom with a white suite and over bath shower. Other benefits include uPVC double glazing and gas central heating. To the rear is a pleasant enclosed garden enjoying a good degree of privacy with patio area, lawn and garden shed. There is parking in a car port with a further parking space beyond.

Situation

Willowbank is a popular development on the north west outskirts of the town very conveniently situated for numerous amenities. M4 J.17 is c.4 miles and the A420 to Bath and Bristol is easily accessible. The property is close to superstores and supermarkets and there is a medical centre and chemist on the entrance to the development. Two highly regarded senior schools and primary schools are within walking distance whilst the town centre and mainline rail station is c.1 mile.

Accommodation Comprises

Canopied Porch

Obscure uPVC double glazed entrance door to:

Entrance Hall

Stairs to first floor. Radiator. Wood laminate flooring. Coving. Door to:

Sitting Room

uPVC double glazed window to front. Radiator. Wood laminate flooring. Coving. Door to:

Kitchen/Dining Room

uPVC double glazed window and door to rear. Radiator. Deep understairs cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge work surfaces with tiled splash backs and inset stainless circular bowl and drainer with chrome mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel extractor over. Integrated slimline dishwasher. Space for fridge/freezer. Cupboard housing gas fired boiler for radiator central heating and hot water.

First Floor Landing

Obscure uPVC double glazed window to side. Access to roof space. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Wood laminate flooring. Coving.

Bedroom Two

uPVC double glazed window to rear. Radiator. Coving.

Bedroom Three

uPVC double glazed window to rear. Radiator. Coving.

Bathroom

Obscure uPVC double glazed window to front. Radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled walls to principle areas. Tiled floor. Cupboard housing hot water tank and immersion heater.

Outside

Front Garden

Laid to lawn with shrub border and path to front door.

Rear Garden

Fully enclosed with gated side access. Enjoying a good degree of privacy with full width patio and laid to lawn beyond with shrub border. Garden shed. Outside tap.

Car Port/Parking

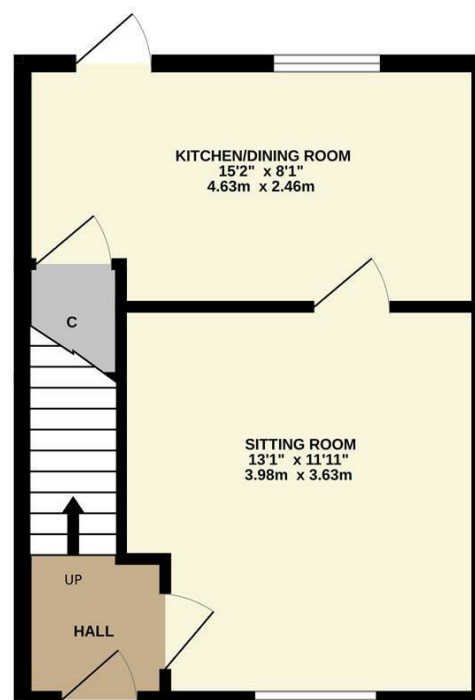
There is a car port with parking space and further parking space.

Directions

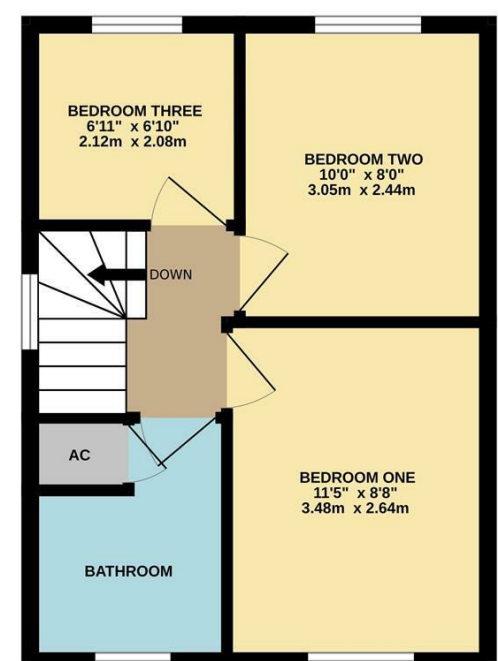
Take the Bristol Road from the town centre and proceed over the double

roundabout at the bottom of Hardenhuish Lane. Take the second turning on the right into Willowbank and continue over the traffic calming. At the junction turn left and then immediately left into Acacia Close and the property will be found towards the end of the cul-de-sac on the left hand side.

GROUND FLOOR

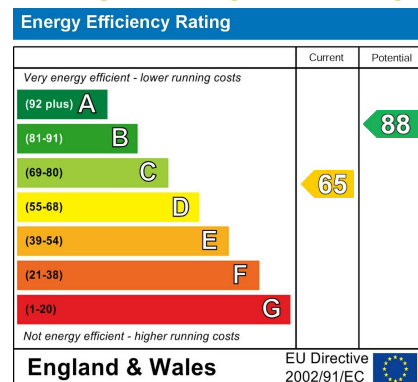


FIRST FLOOR



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.
 Made with Metropix ©2024

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)