



66 Stonelea Close, Chippenham, SN14 0DD

GOODMAN WARREN BECK

64 Market Place
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£225,000

A mature, spacious two bedroom property situated in a quiet cul-de-sac offering easy access to a wide range of amenities and with potential to easily extend to create another bedroom. The accommodation on the ground currently offers an entrance hall with access to a cloakroom and useful store room, inner hall leading to a modern kitchen and spacious 'L' shaped sitting/dining room with patio doors opening into a lean to style conservatory. The first floor offers two double bedrooms, bathroom and useful eaves storage area offering potential to create a third bedroom. Other benefits include double glazing and electric heating. To the front is a lawned garden and generous driveway providing ample off road parking. To the rear is an enclosed garden enjoying a good degree of privacy.

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 double glazed entrance door to:

Entrance Hall

Wood laminate flooring. Doors to:

Store Room

Power and light. Plumbing for automatic washing machine.

Cloakroom

Obscure double glazed window to front. Chrome electric ladder radiator. Pedestal wash basin with tiled splashbacks. Close coupled WC. Wood laminate flooring. Light and shaver point.

Inner Hall

Stairs to first floor with recess under. Night storage heater. Wood laminate flooring. Doors to:

Sitting Room

Night storage heater. Coving. Double glazed sliding patio doors to Conservatory.

Dining Area

Double glazed window to rear. Coving.

Front Garden

Lawn area bounded by low level wall. Outside. Generous driveway providing off road parking.

Rear Garden

Enclosed garden enjoying a good degree of privacy. Patio area with lawn beyond. Garden shed.

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.

Conservatory/Lean to:

Single glazed with double doors leading to garden. Tiled flooring.

Kitchen

Double glazed window to front. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated slimline dishwasher. Freestanding electric cooker with stainless steel splashback and extractor over. Space for fridge/freezer. Wood laminate flooring.

First Floor Landing

Double glazed window to front. Electric heater. Access to roof space which is boarded and has a ladder and light. Doors to:

Bedroom One

Double glazed window to rear. Electric heater.

Bedroom Two

Double glazed window to rear. Electric heater.

Bathroom

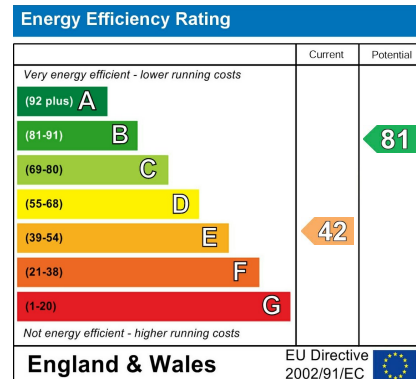
Obscure double glazed window to front. Chrome ladder electric radiator. Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Fully tiled walls. Wood laminate flooring.

Eaves Storage

Skylight to front. Electric heater. Alcove with hot water tank and immersion heater. Sloping ceiling.

Outside

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

