



# 7 Riverside Drive, Chippenham, SN15 3NU

**GOODMAN WARREN BECK**

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**Offers Over £425,000**

**NO ONWARD CHAIN!** A three bedroom detached split level bungalow situated in an enviable position towards the very end of a quiet cul-de-dac with far reaching views to the front over the River Avon and countryside beyond. The accommodation offers a reception hall, good dual aspect sitting room, c.22 kitchen/dining room with an adjoining double glazed conservatory, master bedroom with a Jack & Jill style en-suite shower room, two further bedrooms, bathroom and separate WC. Other benefits include double glazing and gas central heating. To the front is a lawned garden with mature shrubs and a driveway provides off road parking leading to the garage with useful undercroft/storage area to the rear. The rear garden is fully enclosed by fencing and mature hedgerow affording a good degree of privacy and is laid mainly to lawn with mature shrubs and apple tree.

## Situation

The property is ideally situated on the popular Monkton Park area within walking distance of the local shops and primary school. Close by are open countryside walks, the park, pitch and putt golf course and the pedestrian bridge over the River Avon leading to the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

## Accommodation Comprising

### Recessed Porch

Obscure double glazed entrance door with glazed side panels leading to:

### Reception Hall

Radiator. Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

### Sitting Room

Dual aspect with double glazed window to front and side. Two radiators. Feature electric fireplace with tiled hearth. Television point.

### Kitchen/Dining Room

Double glazed sliding patio doors to front. Wood laminate flooring. Double glazed door to rear. 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. Freestanding gas cooker with extractor over. Space and

plumbing for dishwasher and washing machine. Space for fridge/freezer. Cupboard housing Worcester boiler. Multi glazed door to:

### Conservatory

Double glazed with sliding door to side. Tiled floor.

### Bedroom One

Double glazed window to rear. Radiator. Sliding door to:

### Jack & Jill Shower Room

Two high level obscure windows to side. Heated towel rail. Shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern.

### Bedroom Two

Double glazed window to rear. Radiator. Range of built-in wardrobes, over bed cupboards, dressing table and bedside cabinets.

### Bedroom Three

Double glazed window to side and rear. Radiator.

### Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment. Corner wash basin with tiled splashbacks. Tiling to principal areas. Storage box.

### Separate WC

Obscure double glazed window to rear. Radiator. Wall hung wash basin with tiled splashbacks. Close coupled WC with concealed cistern.

## Outside

### Front Garden

Laid to lawn with a range of mature shrubs and wildlife pond. Driveway leading to garage providing off road parking. Side access to rear garden.

### Garage & Undercroft

Up and over door. Opening through to further undercroft/storage area.

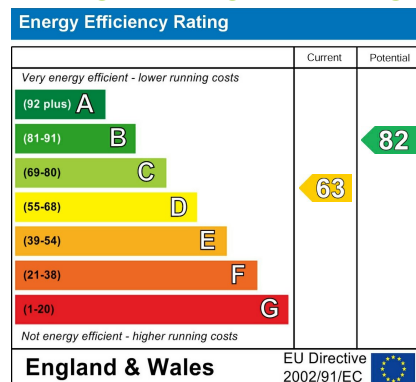
### Rear Garden

Enclosed by fencing and mature hedging affording a good degree of privacy. Laid mainly to lawn with a range of mature shrubs and apple tree. Paved seating area.

## Directions

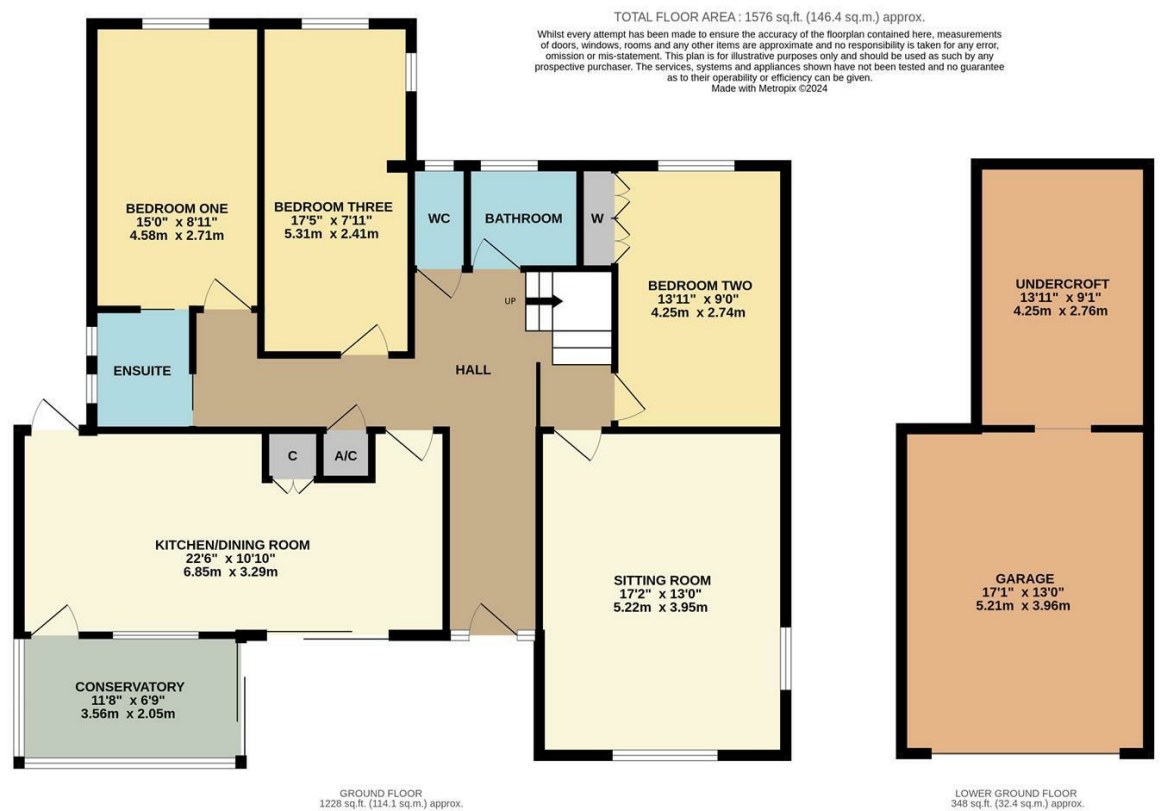
From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. This road becomes Cocklebury Road. At the T junction turn left into Eastern Avenue, then right into Blackbridge Road. Take the first right into Gales Close then left into The Tinings. Follow the road to the end of Riverside Drive. Turn left and the property will then be found on the left 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)