

122 Derriads Lane, Chippenham, SN14 0QL

GOODMAN WARREN BECK

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A much improved and beautifully presented four/five bedroom detached house ideally situated at the end of a quiet no through road on the western outskirts of town. The property has been extended to the ground floor offering great flexibility of layout with the option for a self contained annex. Currently it is arranged to offer four reception rooms, a good size kitchen/breakfast room with a range of high gloss units, useful wet room and cloakroom. The first floor boasts a master bedroom with quality refitted en-suite shower room, three further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway and extensive area of block paving providing ample off road parking. To the rear is a beautifully maintained garden with paving, lawn and well stocked flower and shrub beds and borders.

Price Guide £499,950

Situation

The property is conveniently situated in a quiet location at the end of a no through road on the western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles to north of the town. Local shops and amenities are close to hand as are the Sainsbury and Morrison supermarkets.

Accommodation Comprising:

Composite entrance door to:

Reception Hall

Radiator with decorative cover. Stairs to first floor. Wood laminate floor. Doors to:

Cloakroom

Obscure uPVC double glazed window to front. Radiator. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

Family Room

uPVC double glazed window to front with shutters. Radiator with decorative cover. Cupboard housing combination boiler. Door to kitchen.

Sitting Room

uPVC double glazed window to front with shutters. Radiator. Feature surround and hearth. Coving. Door to Kitchen. Doorway to:

Dining Room

uPVC double glazed door to rear. Radiator. Coving. Door to:

Reception/Annex Bedroom

uPVC double glazed window to side. uPVC double glazed sliding patio doors to rear. Radiator. Door to:

Wet Room

Chrome ladder radiator. Shower area. Wall hung wash basin. Close coupled WC with concealed cistern. Fully tiled walls. Extractor.

Kitchen/Breakfast Room

Two uPVC double glazed windows to rear. uPVC double glazed door to rear. Radiator. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer sink unit with chrome mixer tap. Built-in electric oven and hob with extractor over. Integrated dishwasher and washing machine. Deep under stairs storage cupboard. Door to family room.

First Floor Landing

Access to partly boarded roof space. Storage cupboard. Over stairs storage cupboard. Radiator. Doors to:

Master Bedroom

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

Refitted En-Suite

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Large walk-in shower. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Spotlights. Extractor.

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 front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Ladder Radiator. 'P' shaped Bath with chrome mixer tap and separate shower over with screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor. Spotlights. Extractor. Shaver point.

Outside

Front Garden

Tarmac driveway providing off road parking. The rest of the front garden is block paved allowing for further parking. Gated side access to rear garden.

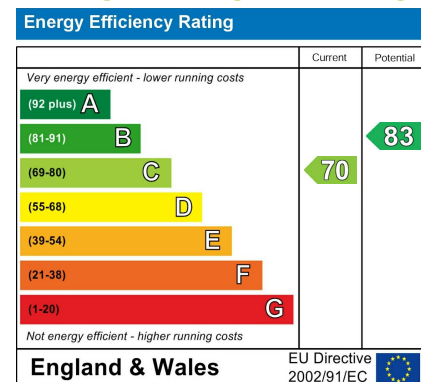
Rear Garden

Beautifully maintained enclosed garden. Patio area with path leading round to a further seating area with pergola over. Laid to lawn with well stocked flower and shrub beds and borders. Path leading round to gated side access. Garden shed. Outside tap.

Directions

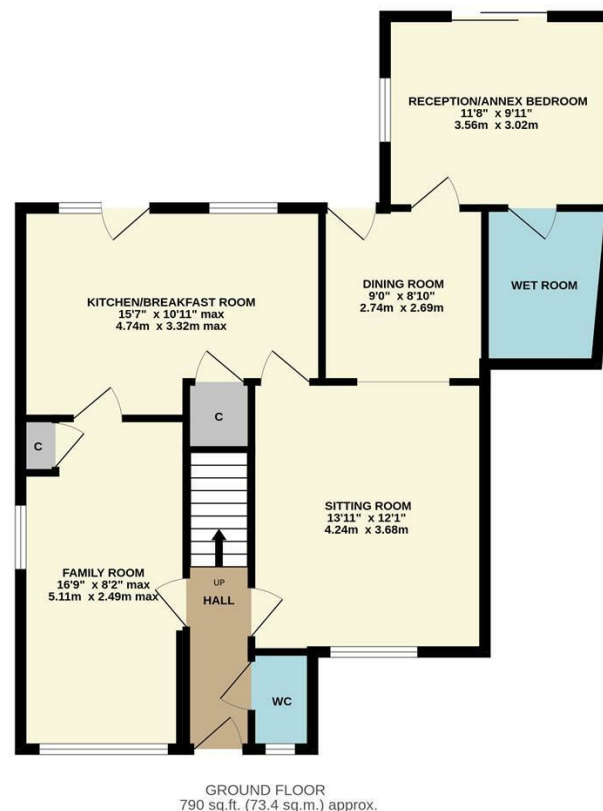
From the town centre proceed up New Road through the arches onto Marshfield Road. Continue on along the Bristol Road and at the roundabout turn left onto Hungerdown Lane. After the Garage take the second right into Derriads Lane. The property will then be found at the very end of Derriads Lane on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA: 1370 sq.ft. (127.2 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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