

# 14 Beech Close, Chippenham, SN15 1FR

GOODMAN WARREN BECK

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Offers Over £305,000

A BEAUTIFULLY PRESENTED three bedroom semi-detached house with the added benefit of a superb GARDEN OFFICE. Ideally located on the northern outskirts yet within walking distance of the town centre and mainline station and enjoying a pleasant open outlook to the front. The accommodation offers an entrance hall, cloakroom, sitting room, well appointed kitchen/dining room with some integrated appliances and French doors to the garden, master bedroom with en-suite shower room, two further bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. Immediately to the front there are two parking spaces and to the rear is a pleasant enclosed garden with full width patio area and artificial lawn.

## Situation

The property is ideally situated on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

## Accommodation Comprising:

Obscure double glazed entrance door to:

## Entrance Hall

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

## Cloakroom

Obscure double glazed window to front. Radiator. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Extractor.

## Sitting Room

Double glazed window to front. Radiator. Wood laminate flooring. Understairs storage cupboard. Door to:

## Kitchen/Dining Room

Double glazed French doors and window to rear. Radiator with decorative cover. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with matching upstands and inset one and half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with stainless steel extractor over. Integrated fridge/freezer. Spotlights. Tiled floor.

## First Floor Landing

Access to roof space. Storage cupboard. Doors to:

## Rear Garden

Enclosed by fencing with gated side access. Full width patio with artificial lawn and raised. Garden store. Outside tap and power points.

## Garden Office

8' x 10'  
 Double glazed sliding patio doors to front. Wood laminate flooring with under floor heating. Power points. Spotlights.

## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and take the turning left into Hill Corner Road. Take the next right into Hickory way. Follow the road around to the right where you will then find Beech Close on the left hand side.

## Master Bedroom

Double glazed window to front. Radiator. Deep overstairs storage cupboard. Door to:

## En-Suite Shower

Obscure double glazed window to front. Ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Extractor. Shaver point.

## Bedroom Two

Double glazed window to rear. Radiator.

## Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Obscure double glazed window to side. Ladder radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Extractor.

## Outside

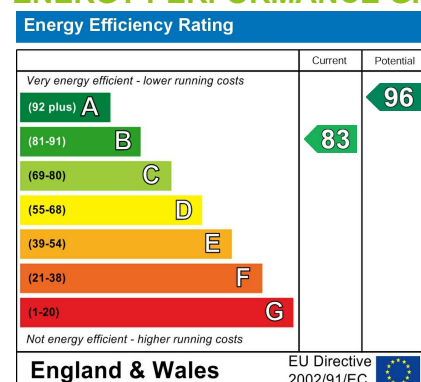
## Front Garden

Gravelled with path to front door and path leading to gated side access to rear garden.

## Parking

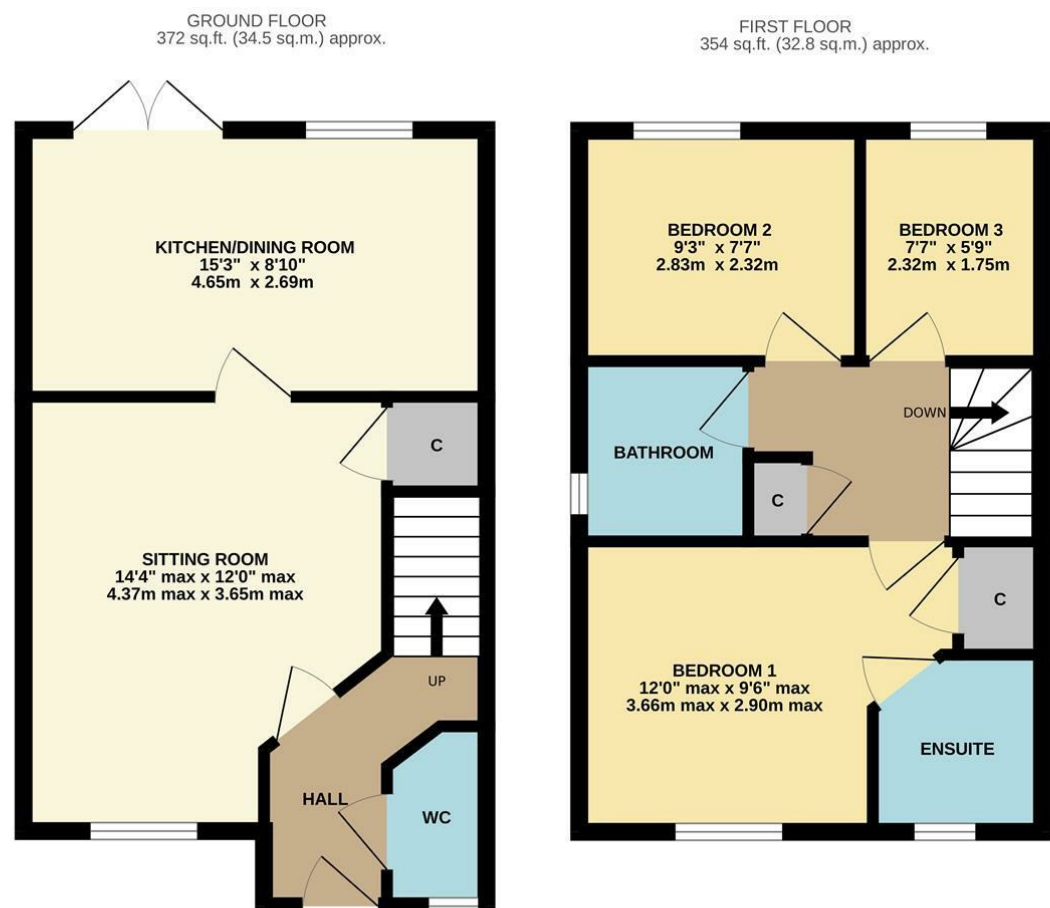
There are two parking spaces immediately to the front of the property.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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