



# 33 Esmead, Chippenham, SN15 3PR

GOODMAN WARREN BECK

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Price Guide £350,000

**NO ONWARD CHAIN!** An extended and deceptively spacious detached bungalow ideally situated on a level plot within this sought area of Monkton Park offering easy access to a wide range of amenities. The spacious accommodation offers a entrance hall, large c.20' sitting room, c.26' kitchen/dining room with with a range of fitted units and french doors opening into a uPVC double glazed conservatory overlooking the garden, master bedroom with a range of fitted uniits and en-suite shower room and first floor double bedroom with en-suite bathroom. Other benefits include double glazing and gas central heating. To the front is a driveway providing ample off road parking and to the rear is an enclosed garden enjoying a good degree of privacy.

## Situation

The property is ideally situated on quiet residential road within the popular Monkton Park area within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course and Olympiad Sports Centre. There is a nearby pedestrian bridge over the River Avon leading into the town centre (c.10 mins) with its numerous amenities. The mainline rail station is a c.8 minute walk with trains to London Paddington (just over an hour), Bath (15 mins) and Bristol (30 mins). The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

Obscure double glazed entrance door with side panels to:

## Reception Hall

Double glazed window to side. Stairs to first floor with cupboard under housing boiler. Radiator with decorative cover. Coving. Cupboard. Doors to:

## Cloakroom

Radiator. Wall hung wash basin. Close coupled WC. Tiling to half height. Cupboard housing hot water tank and immersion heater.

## Sitting Room

Two double glazed windows to front. Two radiators. Coving. Five wall light points.

## Dining Room

Double glazed window to side. Radiator. Double glazed French doors and window to Conservatory. Opening to:

## Kitchen

Skylight window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Integrated dishwasher. Space for fridge/freezer. Coving.

## Rear Lobby

Storage cupboard with space and plumbing for washing machine. Door to:

## Bedroom

Double glazed window to rear. Radiator. Full width fitted wardrobes with matching drawer unit. Door to:

## Shower Room

Chrome ladder radiator. Corner shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Extractor.

## Conservatory

Double glazed door to side. Double glazed French doors to Garden. Personal door to garage. Two radiators.

## Attic Room

Double glazed window to side and rear. Radiator. Downlights.

## Bathroom

Skylight window to rear. Radiator. Bath. Pedestal wash basin. Close coupled WC. Tiling to principle areas. Access to roof space.

## Outside

## Front Garden

Block paved driveway providing ample off road parking.

## Rear Garden

Good size rear garden enjoying a good degree of privacy. Laid to lawn with a range of shrubs. Decked seating area. Garden shed.

## Garage

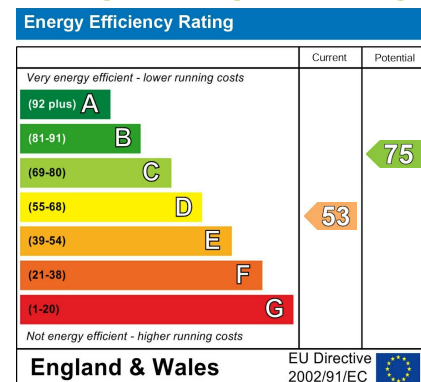
Electric up and over door. Obscure double glazed window to rear. Power and light. Personal door to side. Obscure double glazed door to garden.

## Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. Remain on this road passed the station, follow the road around a right hand bend. Esmead will then be the second turning on the right.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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