



21 Oak Road, Chippenham, SN14 0XJ

A much improved and beautifully presented four bedroom detached house ideally situated in a quiet cul-de-sac on the western outskirts of the town. The spacious ground floor accommodation offers a reception hall, cloakroom, sitting room with oak flooring and attractive Bath stone fireplace, separate dining with oak flooring and patio doors to the garden, good size refitted kitchen/breakfast room with granite work surfaces opening into a good size family room. The first floor boasts a master bedroom with refitted en-suite shower, three further bedrooms and refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a double width driveway providing off road parking and an area of garden. To the rear is an enclosed garden enjoying a good degree of privacy with full width patio, lawn, shed and summerhouse.

Situation
The property is conveniently situated in a small cul-de-sac on the very 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 Sainsburys and Morrisons supermarkets.

Canopied Porch
Double glazed entrance door to:

Reception Hall
Radiator. Stairs to first floor with cupboard under. Tiled floor. Doors to:

Refitted Cloakroom
Obscure double glazed window to front. Radiator. Vanity wash basin with chrome taps, cupboard under and tiled splash back. Close coupled W.C. Tiled floor.

Sitting Room
Double glazed bay window to front. Two radiators. Feature coal effect gas fire with Bath stone surround and hearth. Engineered Oak flooring. Coving. Archway to:

Dining Room
Double glazed sliding patio doors to rear. Radiator. Engineered oak flooring. Coving. Door to:

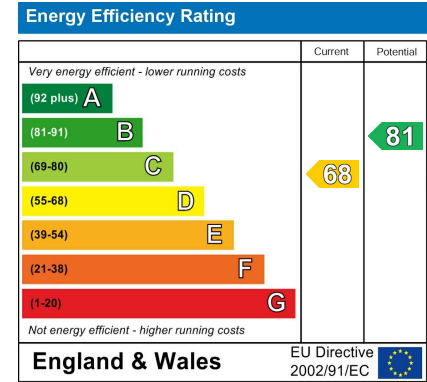
Refitted Kitchen/Breakfast Room
Two uPVC double glazed windows and French doors to rear. Tiled floor. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Granite worksurfaces with matching upstands and under mounted stainless steel sink unit with chrome mixer tap. Space for Range cooker with splashback and extractor over. Integrated dishwasher and washing machine. Breakfast bar. Space for American style fridge/freezer.

Front Garden
Double width driveway providing off road parking. Path to gated side access. Area of slate chippings with shrubs.

Rear Garden
Good size enclosed garden enjoying a good degree of privacy. Full width patio area with path to gated side access. Laid to lawn beyond with shed and summerhouse. Outside tap.

Directions
From the town centre continue up under the railway arch into Marshfield Road and take the left hand lane into Bristol Road. At the double mini roundabout continue over and at the next roundabout turn left onto the Western bypass. Follow the Western bypass down and take the first turning left into Drake Crescent, follow the road around to the right and take the next left into Oak Road. The property will then be found in a small cul-de-sac on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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£479,950

Family Room
Double glazed window to front. Radiator. Wood laminate flooring.

First Floor Landing
Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom
Double glazed window to front. Radiator. Built-in double wardrobe. Wood laminate flooring. Door to:

Refitted En-Suite Shower
Obscure double glazed window to front. Radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled W.C. Shaver point. Extractor. Inset spotlights.

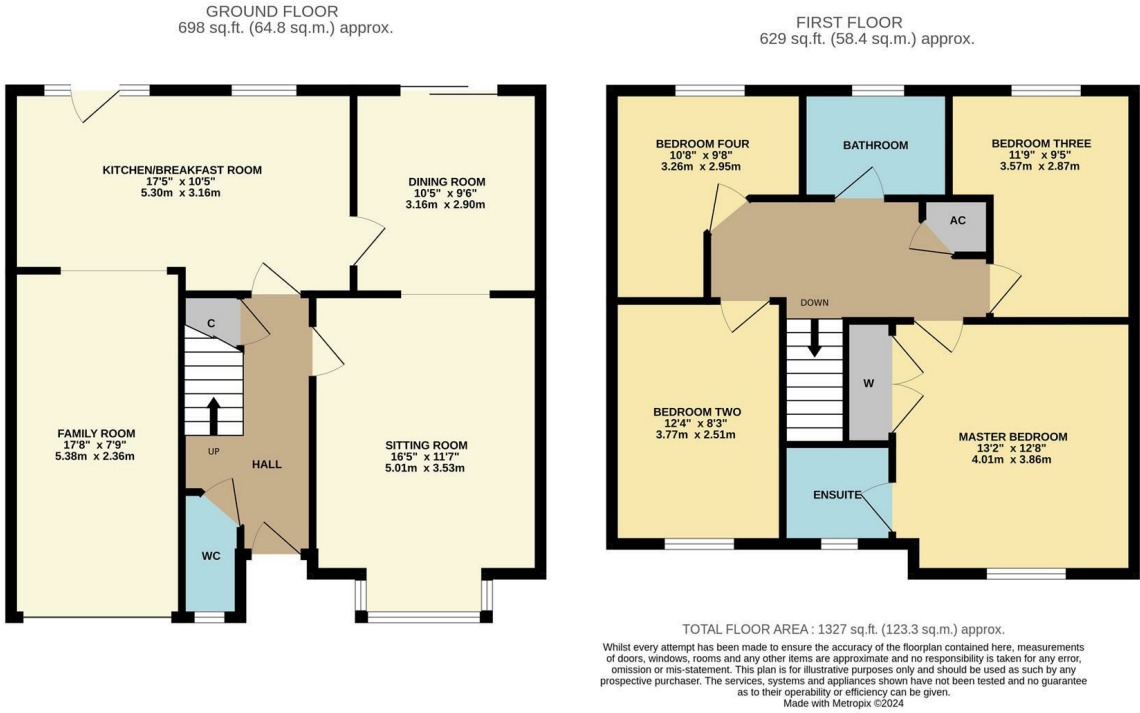
Bedroom Two
Double glazed window to front. Radiator. Wood laminate flooring.

Bedroom Three
Double glazed window rear. Radiator. Wood laminate flooring.

Bedroom Four
L shaped room. Double glazed window to rear. Radiator. Wood laminate flooring.

Refitted Bathroom
Obscure double glazed window to rear. Contemporary style chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment with 'rainfall' shower head. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fitted cupboard. Inset LED ceiling lights.

Outside



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)