



18 Portal Close, Chippenham, SN15 1QJ

A much improved and beautifully presented substantial five bedroom family home approaching c.2400 sq ft and ideally situated within this prestigious cul-de-sac within walking distance of a wide range of amenities including the mainline station. The accommodation on the ground floor offers a entrance lobby, welcoming reception hall, sitting room with a feature fireplace opening through to a dining room with French doors to the garden, good size family room with bay window, study, a spacious refitted kitchen/dining/family room with high gloss units and solid wood work surfaces complimented by a separate utility room. The first floor boasts a master bedroom with en-suite bathroom, guest bedroom with a bay window and en-suite shower room, three further bedrooms and a family bathroom. Other benefits include uPVC double glazing, gas central heating with an upgraded boiler. To the front is a lawned garden with driveway providing ample off road parking leading to an integral double garage. To the rear is an enclosed, landscaped garden with two large paved seating areas, lawn, well stocked flower and shrub beds and borders and a useful covered seating area and garden store.

Situation

The property is most conveniently situated within this sought after cul-de-sac development of similar prestige properties adjacent to the school playing fields. The property is within walking distance of the town centre, mainline rail station, primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Entrance Lobby

Part glazed entrance door to front with side panels. Luxury vinyl tile flooring. Radiator. Spotlight. Part glazed Oak double doors to:

Spacious Reception Hall

Spacious hallway with staircase with solid Oak handrail and spindles to first floor. Storage cupboard. Radiator. Coving. Oak wooden doors to:

Refitted Cloakroom

Radiator. Wall hung wash basin with chrome mixer tap, cupboard under and tiled splashback. Close coupled WC. Luxury vinyl tile flooring. Extractor fan.

Sitting Room

Two windows to side. Feature coal effect gas fire with stone surround and hearth. Two radiators. Television point. Coving. Oak double doors to family room. Large opening through to:

Dining Room

Dual aspect with window to rear and french doors to side into garden. Radiator. Oak flooring.

Family Room

Bay window to front. Radiator. Coving.

Study

Window to front. Radiator. Television and telephone point. Coving.

Reftted Kitchen/Breakfast Room

Two windows to rear. French doors to garden. Radiator. Fitted with an extensive range of high gloss drawer and cupboard base units and matching wall mounted cupboards. Solid wood work surfaces with inset one and a half bowl single drainer sink unit with swan neck style chrome mixer tap. Solid wood breakfast bar. Space for range style cooker and American style fridge/freezer. Space and plumbing for dishwasher. Luxury vinyl tiled floor. Oak door to:

Front Garden

Wide plot. Laid to lawn with privet hedge borders. Double width driveway providing ample off road parking. Gated side access. Outside lights.

Double Garage

Two up and over doors. Power and light. Personal door to rear garden. Replacement gas fired boiler supplying radiator central heating and hot water.

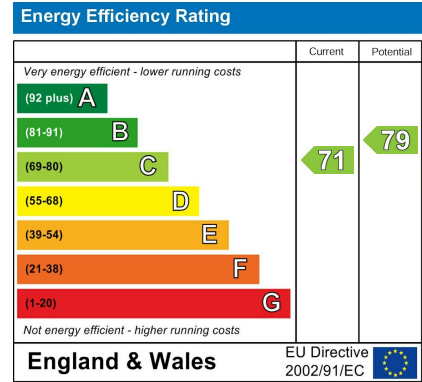
Rear Garden

Landscaped garden fully enclosed by fencing and walling with gated side access. Well stocked beds and borders with trellis and climbing plants. Large Indian sandstone patio area with steps down to a further extensive paved seating area with covered seating area leading to a really useful garden store room. Outside tap. Outside lights.

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. Take the left turn at the mini roundabout into Malmesbury Road. Proceed pass John Coles Park and take the second turning left into Portal Close. Follow the road round to the right then first left and the property will be found on your right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £785,000

Utility Room

Half obscure glazed door to garden. Radiator. Solid wood work surfaces with matching upstands and inset single bowl single drainer stainless steel sink unit. High gloss cupboard base unit. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan. Luxury vinyl tiled floor.

First Floor Landing

Radiator. Access to part boarded insulated roof space with ladder and light. Light tunnel. Airing cupboard housing hot water tank and shelving. Oak doors to:

Master Bedroom

Window to rear. Two built-in double wardrobes with Oak doors. Radiator. Coving. Door to:

En-Suite Bathroom

Obscure glazed window to side. Radiator. White suite comprising panelled bath with chrome taps and Mira shower over. Pedestal wash basin with chrome taps. Close coupled WC. Extractor. Heated mirror with light. Tiled to half height.

Guest Bedroom

Bay window to front. Built-in double wardrobe with Oak doors. Radiator. Coving. Door to:

En-Suite Shower Room

Obscure glazed window to front. Radiator. Fully tiled shower cubicle with Mira shower unit. Pedestal wash basin with chrome taps. Close coupled WC. Tiled to half height. Heated mirror with light. Extractor. Spotlight.

Bedroom Three

Window to rear. Radiator. Built-in double wardrobe with Oak doors. Coving.

Bedroom Four

Window to rear. Radiator. Built-in wardrobe with Oak door.

Bedroom Five

Two windows to front. Two radiators. Coving.

Family Bathroom

Obscure glazed window to side. Radiator. White suite comprising panelled bath with chrome taps and Mira shower over. Pedestal wash basin with chrome taps. Close coupled WC. Extractor fan. Tiled to half levels. Heated mirror with light.

Outside



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