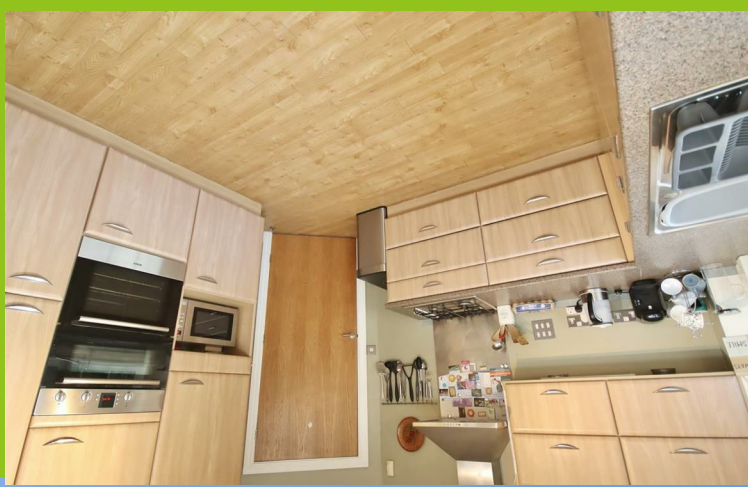
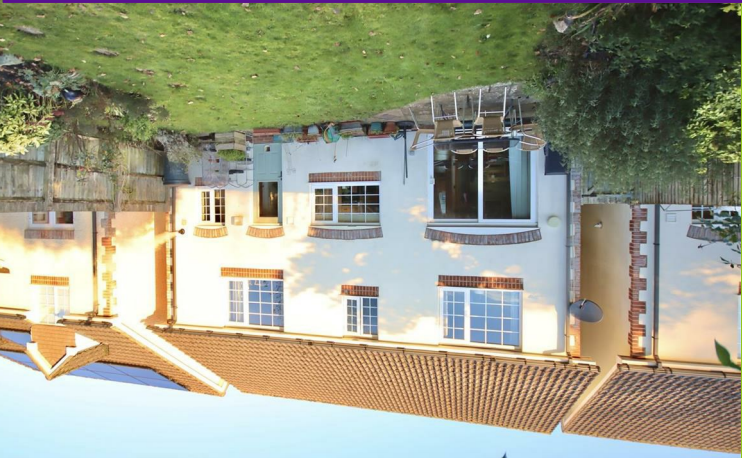




## 2 The Orchids, Chippenham, SN15 1FD

An executive detached house offering deceptively spacious accommodation approaching c.1900 sq ft ideally situated in a small select cul-de-sac on the northern outskirts of the town close to open countryside yet only two minutes' drive from the town centre and mainline railway station. The ground floor offers a spacious and welcoming reception hall, double doors opening into a dual aspect sitting and separate dining room with patio doors to the garden, study, kitchen/breakfast room with a range of fitted units and integrated appliances and a separate utility room. The first floor boasts four large bedrooms with the master having fitted wardrobes and an en-suite shower room there is also a refitted bathroom with a bath and separate shower. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking and a low maintenance gravelled area providing further off road parking. To the rear is an enclosed south facing garden with patio area and lawn beyond with well stocked beds and borders.

### Situation

The property is ideally situated in a small select cul-de-sac on the northern outskirts of the town close to open countryside yet only two minutes' drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway can be reached in five minutes offering commuting to the major centres of Bath, Bristol, Swindon & London.

### Accommodation Comprising:

Open entrance porch with door to:

### Spacious Reception Hall

Radiator. Stairs to first floor. Storage cupboard. Wood laminate flooring. Oak glazed French doors to Sitting Room and Dining Room. Further doors to Study, Cloakroom and Kitchen.

### Cloakroom

Double glazed window to side. Radiator. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Wood laminate flooring.

### Sitting Room

Dual aspect with double glazed windows to front and side. Radiator. Electric fireplace. Wood laminate flooring. Two wall light points.

### Dining Room

Double glazed sliding patio doors to rear. Radiator. Wood laminate flooring.

### Study

Double glazed window to front. Radiator.

### Kitchen/Breakfast Room

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with

wash basin with chrome tap. Close coupled WC. Fully tiled walls and floor. Spotlights. Extractor. Heated mirror with light.

### Outside

### Front Garden

Driveway providing off road parking. Remainder of garden is gravelled providing additional of road parking. Path to front door and gated side access to rear garden.

### Integral Garage

Up and over door. Power and light. Personal door to rear.

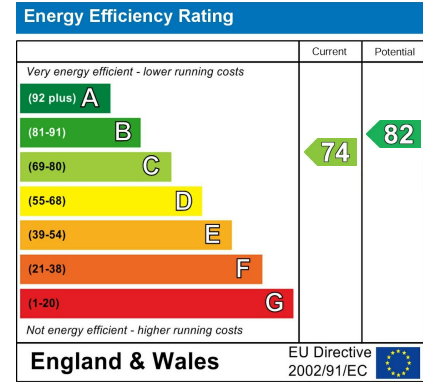
### Rear Garden

Fully enclosed south facing rear garden. Patio area with lawn beyond and a range of well stocked beds and borders with trees and shrubs. Further paved seating area. Outside tap. Gated side access.

### 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, follow the road around to the right and The Orchids can be found on the left hand side.

## ENERGY PERFORMANCE GRAPHS



## GOODMAN WARREN BECK

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Chippenham, Wiltshire SN15 3HG  
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## Price Guide £525,000

chrome mixer tap with separate drinking water tap. Built-in stainless steel gas hob with stainless steel splashback and extractor over. Built-in eye level double oven. Integrated dishwasher. Integrated tall fridge/freezer. Water softener. Door to:

### Utility Room

Double glazed window to rear. Radiator. Rolled edge work surfaces with tiled splash back and inset ceramic sink unit with chrome mixer tap. Cupboard base unit. Wall mounted cupboards. Space and plumbing for automatic washing machine. Further appliance space. Newly fitted wall mounted gas fired boiler for central heating and hot water. Extractor. Door to Integral Garage.

### First Floor Landing

Access to part boarded roof space with light. Doors to:

### Master Bedroom

Double glazed window to front. Built-in wardrobes with sliding doors. Radiator.

### En-Suite Shower Room

Obscure double glazed window to side. Ladder radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Spotlights. Extractor fan. Shaver point.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

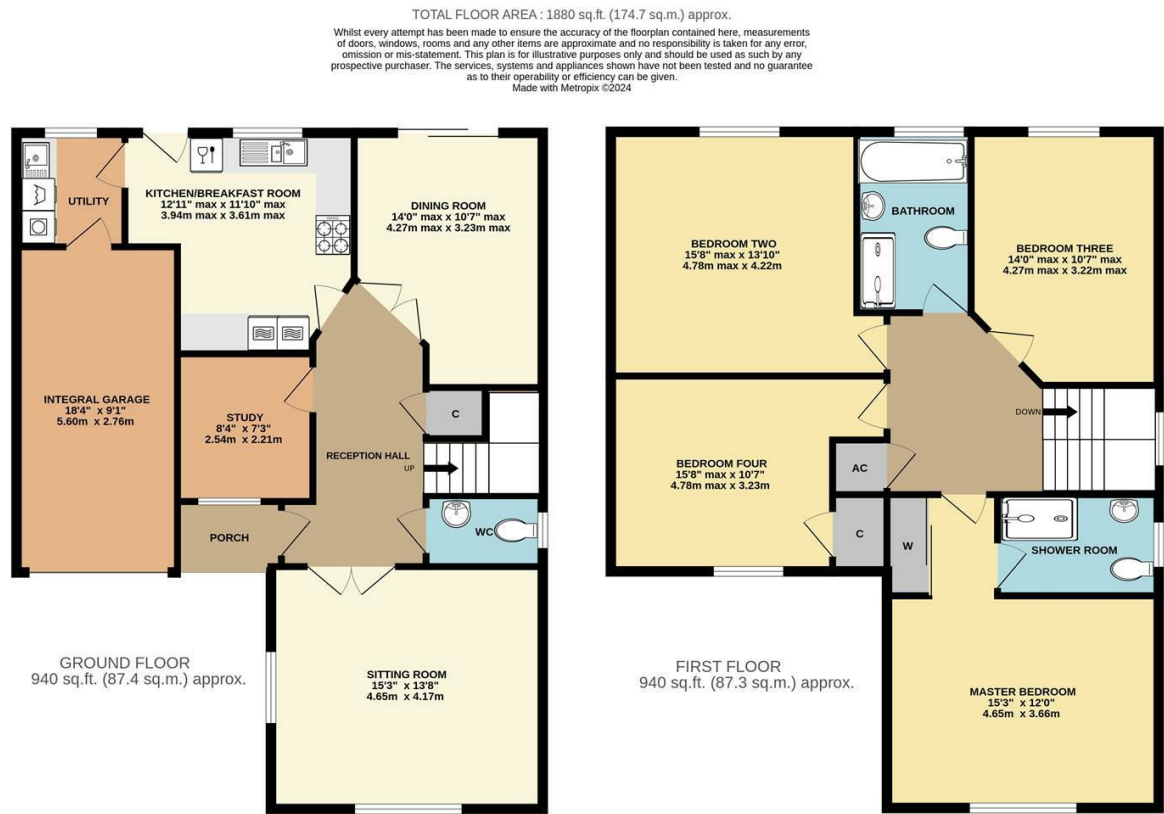
Double glazed window to rear. Radiator.

### Bedroom Four

Double glazed window to front. Radiator. Built-in cupboard.

### Refitted Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Bath with chrome mixer tap with shower attachment. Separate extra wide shower cubicle. Vanity



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)