



22a St. Peters Close, Chippenham, SN15 2BQ

Built to a high specification and finished to an exacting standard is this brand new three/four bedroom semi detached house tucked away in a cul-de-sac within walking distance of the town centre and mainline station. Arranged over three floors the ground floor has under floor heating and luxury vinyl flooring throughout and offers a spacious, light and airy open plan style kitchen/dining/living space with bi-fold doors and part vaulted ceiling with electrically operated Skylights. This is complimented by a useful snug and guest cloakroom. The first floor is carpeted and boasts two double bedrooms, generous bathroom with bath and separate shower cubicle and useful utility cupboard with space for a stacked washing machine and tumble drier. The top floor is also carpeted and boasts a master bedroom, shower room and fourth bedroom which could be utilised as a study or dressing room. Other benefits include double glazing and the heating and hot water are supplied by an air source heat pump. To the front there is a block paved driveway providing off road parking for two vehicles and electric car charging point. To the rear is a pleasant enclosed east facing garden with patio area with lawn beyond.

Situation

The property is situated in a cul-de-sac location within easy access of the town centre, local amenities and River Avon with its delightful walks and cycle path. The hospital, local doctors surgery and mainline rail station are easily accessible, as is the local primary school. M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

Accommodation Comprising:

Canopied porch with composite door leading to:

Reception Hall

Doors leading to Snug, Kitchen/Living Room, Cloakroom. Cupboard housing boiler. Under stairs storage cupboard. Stairs to first floor with glass balustrade and oak hand rail.

Cloakroom

Obscure uPVC double glazed window to front. Fitted with Roca taps and sanitaryware. Close coupled WC with concealed cistern. Wash basin.

Snug

uPVC double glazed window to front.

Open Plan Kitchen/Living Space

Comprising of:

Kitchen Area

uPVC double glazed window to side. Fitted with a range of contemporary and high quality shaker style drawer and cupboard base units and matching wall mounted cupboards. Quartz marble worktops with matching upstands and inset sink unit. Built-in appliances to include fridge/freezer, dishwasher, double oven and induction hob with chandelier extractor. Pantry.

Study/Bedroom Four

Sloping ceiling. Two skylights to rear. Radiator.

Outside

Front Garden

Blocked paved parking area providing off road parking. Electric car charging point.

Rear Garden

Enclosed by fencing with gated side access. Patio area with lawn beyond.

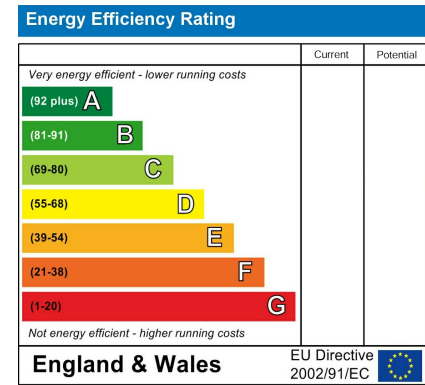
Directions

From the town centre proceed out of town on the A4 up Rowden Hill. Continue past the hospital, down the hill and take the right turn into Lowden. St Peters Close is then the first turning on the left side. Head into the cul-de-sac and turn left, the property will then be found at the end on the left hand side.

Agents Note

This property is currently under construction with completion due mid February. Details may be subject to change.

ENERGY PERFORMANCE GRAPHS



Council Tax Band:

Tenure: Freehold

GOODMAN WARREN BECK

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£379,950

Sitting/Dining Room

Double glazed Bifold doors to rear. Part vaulted ceiling with two electrically operated skylights.

First Floor Landing

Stairs to second floor with glass balustrade and oak hand rail.. Doors to Bedrooms Two and Three. Utility cupboard with space for stacked washing machine and tumble drier. Radiator.

Bedroom Two

Two uPVC double glazed windows to front. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bathroom

uPVC double glazed window to side. Radiator. Fitted with Roca taps and sanitaryware. Panelled bath. Separate shower cubicle. Close coupled WC. Wash basin.

Second Floor Landing

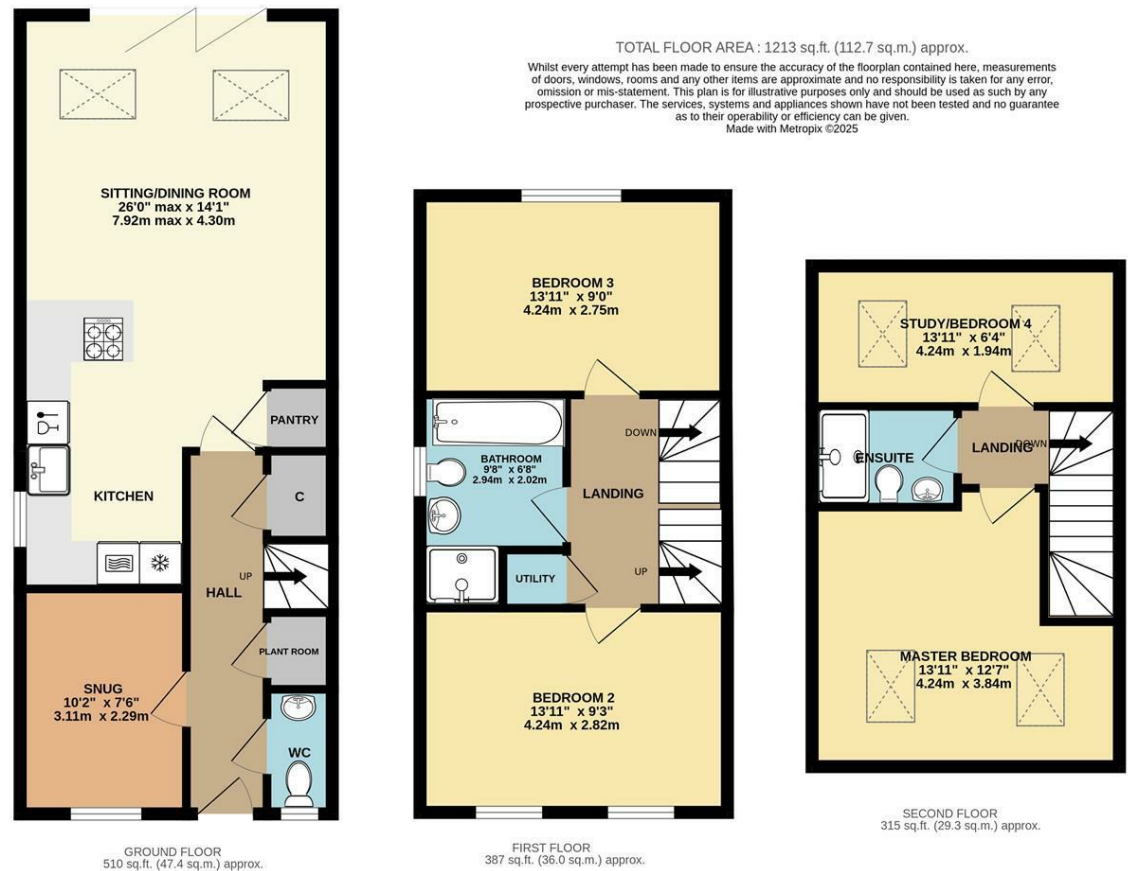
Doors to Master Bedroom, Study/Bedroom Four and Shower Room.

Master Bedroom

Sloping ceilings. Two skylights to front. Radiator. Access to roof space.

En-Suite Shower Room

Fully tiled walls. Shower cubicle. Fitted with Roca taps and sanitaryware. Close coupled WC. Wash basin. Radiator.



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)