



23 Lansdown Grove, Chippenham, SN15 1TE

An extended and much improved four bedroom semi detached house pleasantly tucked away in a quiet cul-de-sac within easy walking distance of the town centre and mainline station. The beautifully presented and well appointed accommodation offers a generous entrance porch, reception hall, refitted cloakroom, good size sitting room with patio doors to the garden and French doors to the dining room which is open to a quality refitted kitchen with an extensive range of high gloss units and integrated dishwasher. The first floor boasts a master bedroom with fitted wardrobes and a quality refitted shower room, three further bedrooms and the same quality refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a generous driveway providing ample off road parking and to the rear is a good size enclosed garden with large patio area and lawn beyond.

Situation

The property is pleasantly tucked away in a sought after quiet cul-de-sac area on the favoured northern side of town. Many amenities are within walking distance including local senior/primary schools, the delightful John Coles Park, the town centre and mainline rail station c.½ mile. M4 J.17 is c 4 miles north.

Accommodation Comprising:

Obscure uPVC double glazed entrance door to:

Entrance Porch

Obscure uPVC double glazed window to front. Radiator. Luxury vinyl tiled floor. Door to garage. Opening into:

Reception Hall

Radiator. Luxury vinyl tiled floor. Stairs to first floor. Coving. Doors to:

Refitted Cloakroom

Radiator. Vanity wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Luxury vinyl tiled floor. Wall mounted cupboard. Extractor.

Sitting Room

uPVC double glazed sliding patio doors to rear. Two radiators. Coving. Glazed French doors to:

Dining Area

uPVC double glazed window to rear. Radiator. Luxury vinyl tiled floor. Coving. Open to:

Refitted Kitchen

uPVC double glazed window to front. Obscure uPVC double glazed door to side. Extensive range of high gloss drawer and cupboard base units and

basin with chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls. Mirrored cabinet. Extractor. Fitted tall cupboard.

Outside

Front Garden

Extensive driveway parking to the front providing ample off road parking. Gated side access to rear garden.

Garage

Electric roller door. Power and light. Plumbing for washing machine.

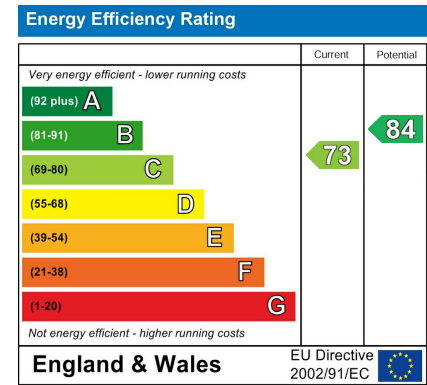
Rear Garden

Generous size enclosed garden. Full width patio area with lawn beyond, raised flower and shrub beds and further paved seating area.

Directions

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the traffic lights onto Malmesbury Road and take the first right into Greenway Lane. Take the second right into Lansdown Grove. Follow the road to the end and the property will be found tucked away on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£420,000

matching wall mounted cupboards with under unit lighting. Worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated Bosch dishwasher. Rangemaster stainless steel range cooker (available under separate negotiation) with stainless steel splash back and extractor over. Space for American style fridge/freezer (available under separate negotiation). Luxury vinyl tiled floor.

First Floor Landing

Access to part boarded roof space. Storage cupboard. Doors to:

Master Bedroom

uPVC double glazed window to rear. Radiator. Built-in double wardrobe. Door to:

Refitted En-Suite Shower

Obscure uPVC double glazed window to side. Ladder style radiator. Shower. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls. Mirrored cabinet. Extractor.

Bedroom Two

uPVC double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Three

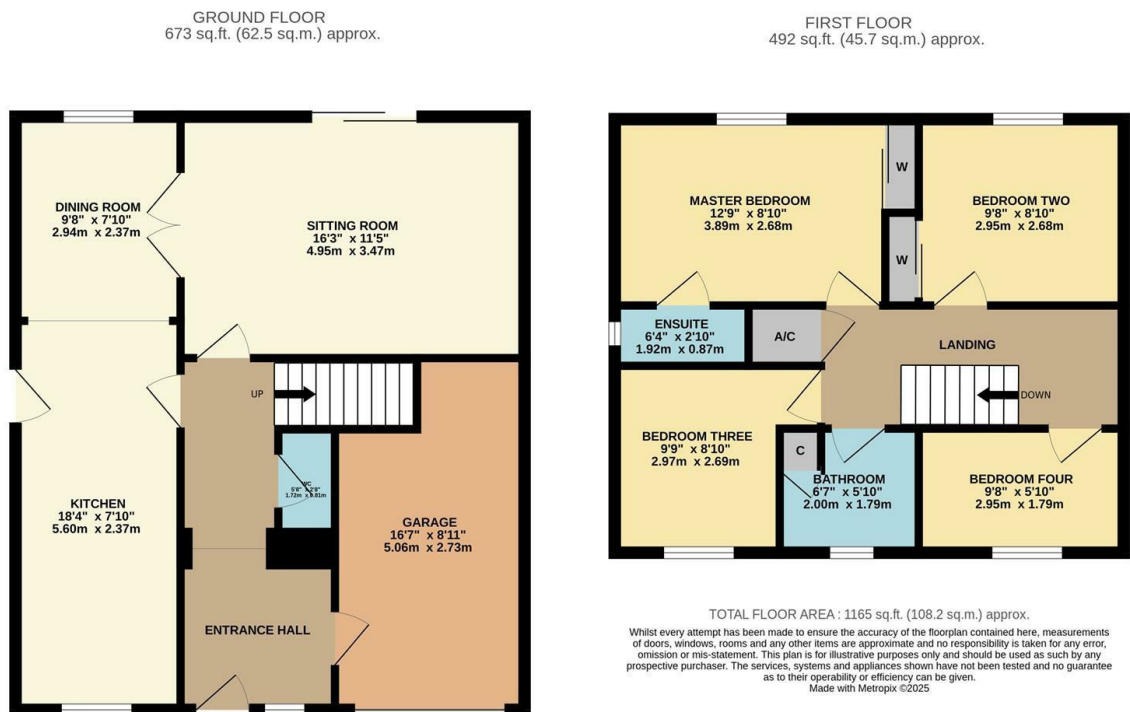
uPVC double window to front. Radiator.

Bedroom Four

uPVC double glazed window to front. Radiator.

Refitted Bathroom

Obscure uPVC double glazed window to front. Duel fuel ladder radiator. Panelled bath with chrome mixer tap and separate shower over. Vanity wash



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)