



11 Arable Road, Chippenham, SN14 0YU

NO ONWARD CHAIN! A modern three bedroom detached house on a good sized plot in the popular area of Hilltop Park on south west side of Chippenham. The accommodation on the ground floor offers a welcoming entrance hall with tiled floor, cloak room, a light and airy sitting room enjoying a dual aspect and a dual aspect kitchen/dining room with tiled floor, a range of fitted units, integrated appliances and French doors to the garden. The first floor boasts a master bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the side there is a generous driveway providing off road parking for two/three vehicles and to the rear is a good size enclosed garden with extensive patio area with lawn beyond, summerhouse and shed.

Situation

Hilltop Park is a newly established development which is well placed on the South Western side of Chippenham with easy access to the A4, A420 and the M4 motorway giving access the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket along and two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in Chippenham town centre including the mainline railway station, college and sports facilities.

Accommodation Comprising:

Double glazed front door to:

Entrance Hall

Tiled floor. Radiator. Dado rail. Stairs to first floor. Storage cupboard. Door to the Cloakroom, Sitting Room and Kitchen/Dining Room.

Cloakroom

Tiled floor. Wall hung wash basin basin with chrome mixer tap and tiled splashback. Close coupled WC. Radiator. Extractor.

Sitting Room

Leaded uPVC double glazed windows to front and side. Radiator.

Kitchen/Dining Room

Dual aspect with leaded double glazed windows to side and rear. Double glazed French doors leading to the patio. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with matching upstands and inset one and a half bowl sink with pull out mixer tap. Electric oven and hob with extractor over. Integral fridge/freezer, washing machine and dishwasher. Cupboard housing wall mounted gas fired boiler. Spotlights. Radiator. Tiled floor.

Rear Garden

Enclosed by wall and fencing with gated side access to driveway. Extensive patio area with lawn beyond. Summer house/Office with power. Shed. Outside power points. Outside tap.

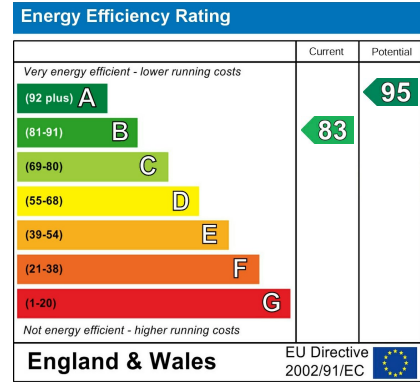
Driveway

Generous driveway providing off road parking for two/three vehicles. Gated side access to rear garden.

Directions

Head out of town on the Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn left. Head over the mini roundabout. Take the 5th right into Arable Road and the property will be found at the end of the road on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£375,000

First Floor Landing

Access to loft space. Overstairs storage cupboard. Doors to all Bedrooms and the Bathroom.

Bedroom One

Leaded double glazed window to rear. Radiator. Built-in wardrobes. Door to the ensuite.

En-suite Shower

Obscure leaded double glazed window to side. Tiled floor. Ladder radiator. Extra wide fully tiled shower cubicle. Wash hand basin with chrome mixer tap and tiled splash back. Close coupled WC. Tiled floor. Extractor.

Bedroom Two

Double glazed windows to front and side. Radiator.

Bedroom Three

Leaded double glazed window to front. Radiator.

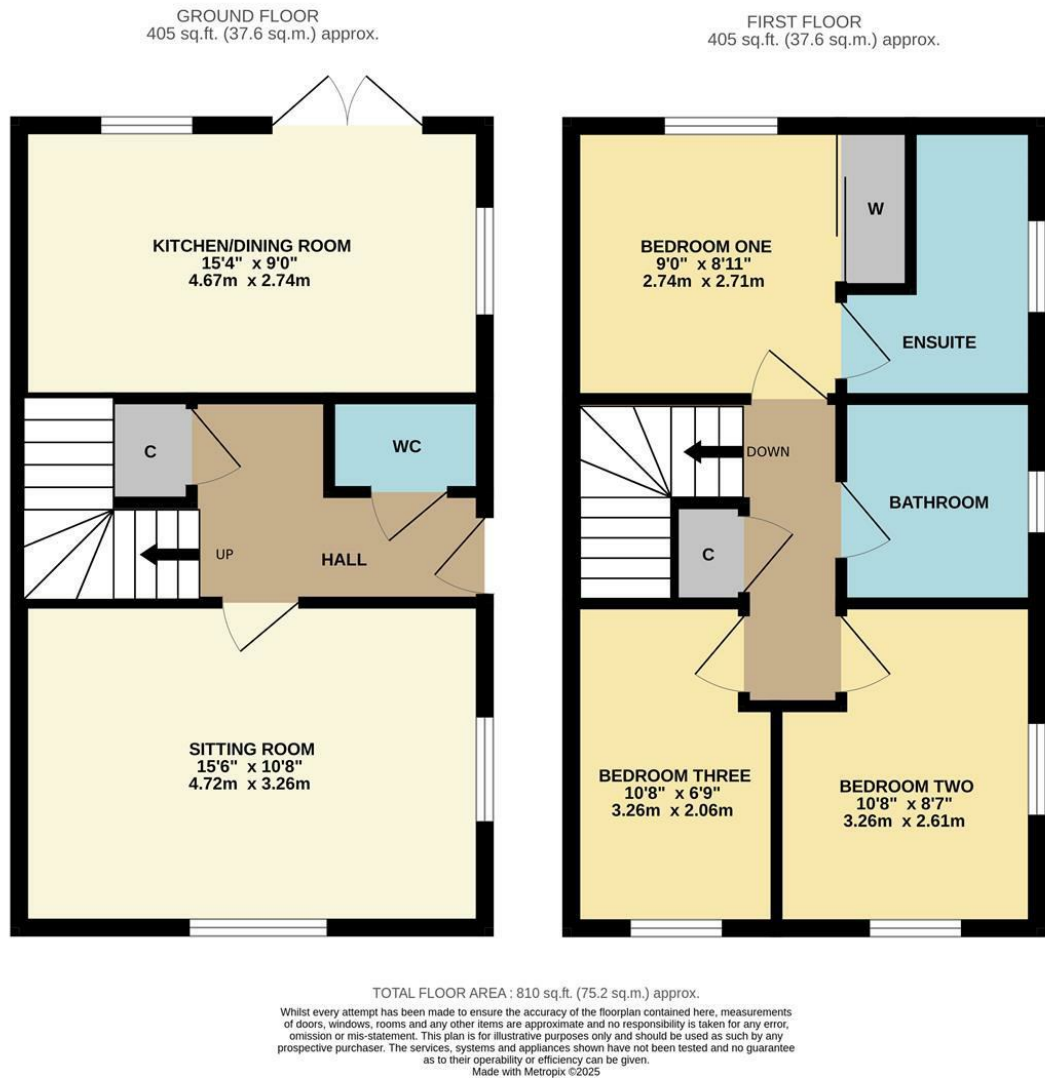
Bathroom

Obscure leaded double glazed window to side. Ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Tiled floor. Extractor. Shaver point.

Outside

Front Garden

Gravelled with shrubs and path to front door.



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)