





38 Hatherall Drive, Chippenham, SN15 1FW

A well presented three bedroom semi detached house located at the end of Hatherall Drive offering a pleasant outlook to the front. The accommodation is arranged over three floors and offers light and spacious accommodation throughout. The ground floor comprises of Entrance Porch, Sitting Room, Inner Hall, Cloakroom and a kitchen/dining room with built in oven, hob and extractor and fridge/freezer. The first floor has two good size bedrooms and a bathroom. The second floor is home to the Master Bedroom and a generous in size Ensuite shower room. The property has gardens to the front and rear and a driveway providing off road parking.

Situation

The property is ideally situated on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

Accommodation Comprising:  
uPVC double glazed door to:

Entrance Hall  
Fitted door mat. Door to Sitting Room.

Sitting Room  
uPVC double glazed window to front. Understairs storage cupboard with power point. Radiator.

Inner Hall  
Stairs to first floor. Door to Cloakroom.

Cloakroom  
Close couple WC. Pedestal wash basin with tiled splashback. Radiator. Wall mounted storage cabinet. Wall mounted mirror. Vinyl floor tiles.

Kitchen/Dining Room  
uPVC double glazed window to rear. uPVC double glazed door with side panel to rear garden. Fitted with a range of wall and base units with matching wall mounted cupboards. Worksurface with matching upstand. One and a half bowl stainless steel sink unit with chrome mixer tap. Space and plumbing for integral washer/dryer (washer/dryer available by separate negotiation). Built-in fridge/freezer. Electric oven and gas hob with stainless steel extractor over. Radiator. Cupboard housing wall mounted gas boiler. Vinyl floor tiles.

area which leads to an area laid to decorative chippings. Storage shed. Water tap. Power point.

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 at the next roundabout take the first exit, follow this road around and take a left again at the next roundabout which takes you into Gainey Gardens. Take the first turning on the left into Hatherall Drive where the property will be found in front of you.

GOODMAN WARREN BECK

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£325,000

First Floor Landing  
Radiator. Stairs to second floor.

Bedroom Two  
Two uPVC double glazed windows to front. Radiator.

Bathroom  
uPVC double glazed obscure window to side. Chrome heated towel rail. Close coupled WC. Pedestal wash basin. Panelled bath with separate shower over and screen. Tiling to principal areas. Extractor fan. Vinyl floor tiles.

Second Floor Landing  
Door to storage cupboard. Door to Master Bedroom.

Master Bedroom  
uPVC double glazed window to front. Radiator. Access to roof space.

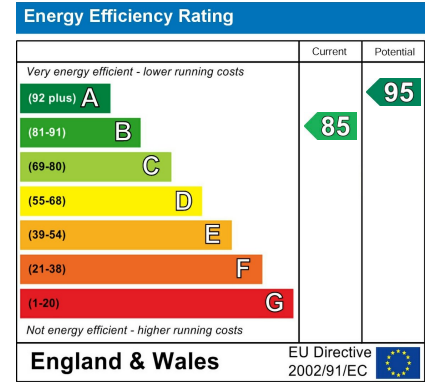
Ensuite  
Spacious Ensuite with skylight window to rear. Fully tiled shower cubicle. Close coupled WC. Pedestal wash basin with chrome mixer tap. Chrome heated towel rail. Large storage cupboard.

Outside

Front Garden  
Area laid to decorative stone. and a further area of lawn with shrub border. Path to front door. Outside light. Driveway parking. Power point. Gated access to rear garden.

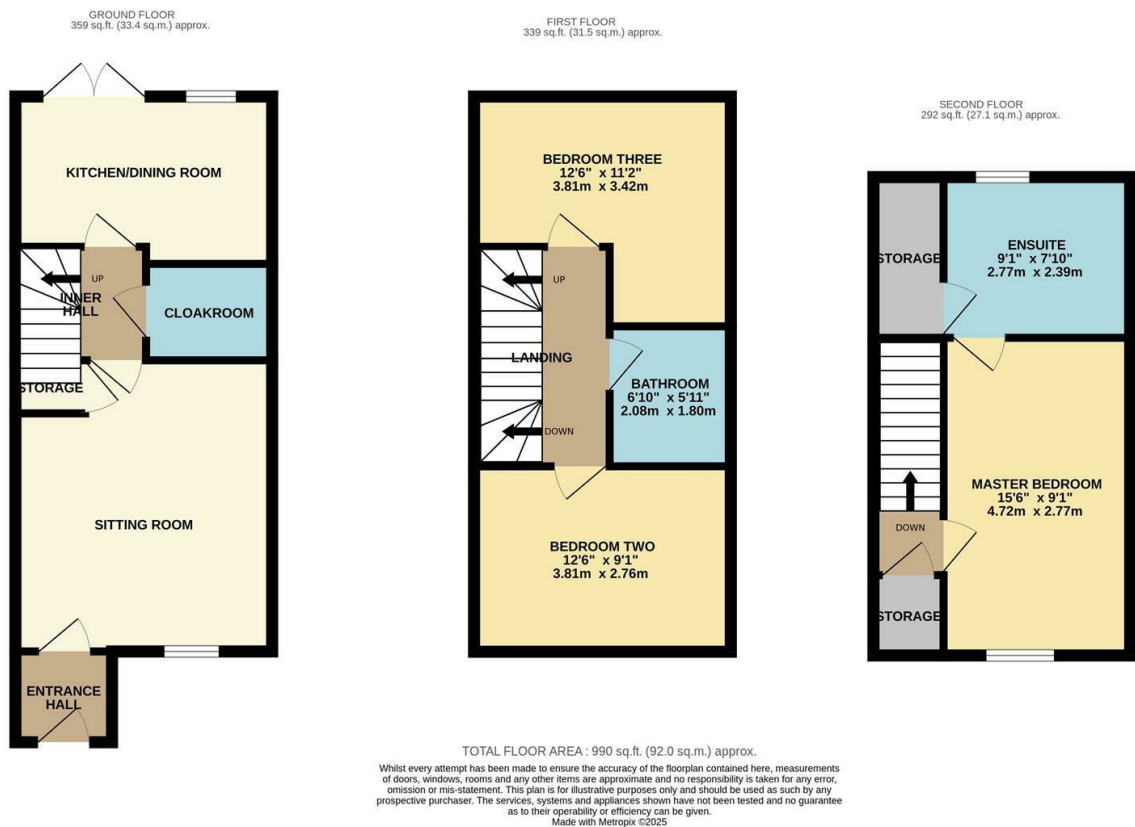
Rear Garden  
Enclosed by timber fencing. Flower bed. Steps down leading to paved seating

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



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