



8 Coniston Road, Chippenham, SN14 0PX

A spacious detached house set on a generous plot within a quiet cul-de-sac in the sought after Queens Crescent Area offering easy access to a wide range of amenities with AMPLE SCOPE TO EXTEND (STPP). The ground floor offers an entrance porch, reception hall with cloakroom, good size sitting room with attractive stone fireplace, kitchen/dining room with a range of fitted units and built-in hob and double oven, large 'P' shaped double glazed conservatory and a useful study/store room. The first floor boasts a large master bedroom with built-in wardrobes, second double bedroom, third bedroom with storage cupboard and a bathroom with bath and separate shower cubicle. To the front is a large driveway and gravelled area providing off road parking for numerous vehicles. To the rear is a good size enclosed garden with patio area, lawn and two large wooden workshop/stores.

Situation

The property is pleasantly tucked away in a quiet cul-de-sac within the popular mature Queens Crescent area on the western side of the town. The property is situated within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles.

Accommodation Comprising:

Composite entrance door to:

Entrance Porch

Double glazed window to side. uPVC double glazed entrance door to:

Reception Hall

Stairs to first floor with cupboard under. Radiator. Luxury vinyl tiled flooring. Coving. Spotlights. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC.

Sitting Room

Double glazed window to front. Radiator. Feature electric stove with stone hearth and surround. Coving.

Kitchen/Dining Room

Double glazed window and sliding patio doors to rear. Radiator. Luxury vinyl tiled flooring. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl stainless steel sink unit with chrome mixer tap.

Front Garden

Enclosed by hedging with gates opening onto driveway and gravelled area providing ample off road parking for numerous vehicles.

Garage

Electric roller door. Power and light.

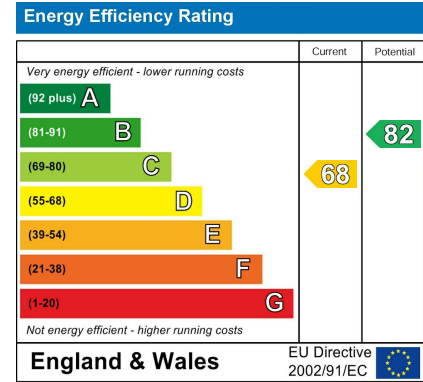
Rear Garden

Enclosed by fencing. Patio area with lawn beyond and flower and shrub borders. Further patio. Two large wooden workshops.

Directions

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the third turning on the left into Coniston Road.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£425,000

Built-in stainless steel five ring gas hob with stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher and fridge/freezer. Larder cupboard. Coving. Obscure double glazed door to:

Study

Double glazed window to rear. Obscure double glazed door to rear. Radiator.

Conservatory

Double glazed on brick built base with French doors to garden. Radiator. Wood laminate flooring. Wall light point.

First Floor Landing

Double glazed window to side. Access to roof space. Spotlights. Cupboard housing combination boiler. Doors to:

Bedroom One

Double glazed window to front. Radiator. Built-in wardrobes. Spotlights.

Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring.

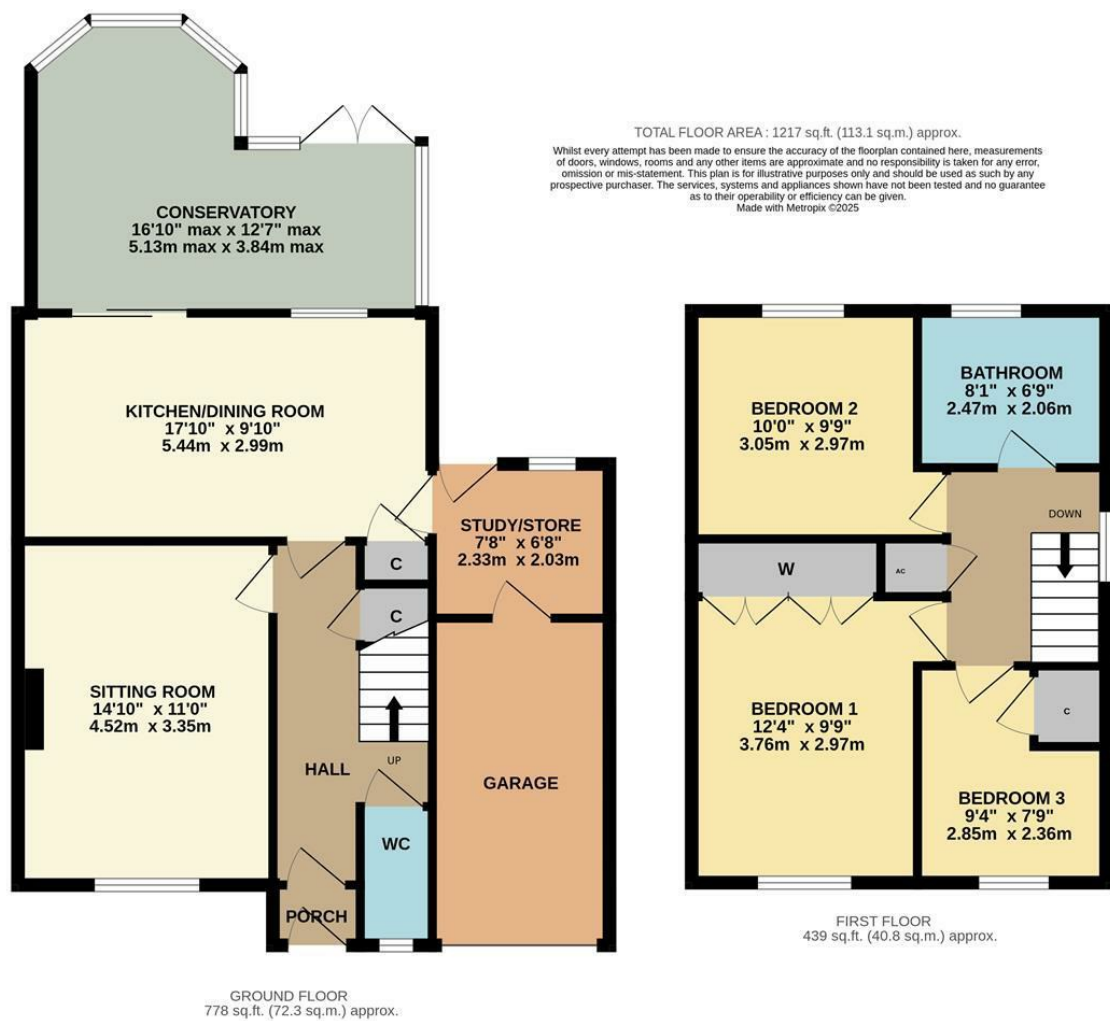
Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard.

Bathroom

Obscure double glazed window to rear. Larder cupboard. Panelled bath with chrome mixer tap and shower attachment. Separate WC. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Luxury vinyl tiled flooring.

Outside



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)