



1 Bruges Close, Chippenham, SN15 3SG

NO ONWARD CHAIN! An extended and well presented five bedroom detached house ideally situated on a generous plot in a small, quiet cul-de-sac in the sought after Monkton Park area within walking distance of the mainline station and a wide range of amenities. The property has been redecorated and re carpeted throughout with the kitchen refitted in 2024. The accommodation on the ground floor offers a reception hall, guest cloakroom, large c.23' sitting room, dining room with French doors to the garden, family room, a well appointed kitchen and useful utility room. The first floor offers a master bedroom with en-suite bathroom, four further bedrooms and a shower room. Other benefits include double glazing and gas central heating. To the front is a gravelled garden with a range of shrubs and a driveway providing ample off road parking leading to a detached double garage with electric roller door. To the rear is a large level garden with patio area and a large area of lawn with well stocked flower and shrub borders.

Situation

The property is ideally situated in a cul-de-sac just a short stroll from pedestrian access to fields and riverside walks on the popular Monkton Park area and within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Canopied Porch

Obscure uPVC double glazed entrance door to:

Reception Hall

Stairs to first floor. Radiator. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Vanity wash basin with cupboard under and tiled splash back. Close coupled WC with concealed cistern. Further tiling to principal areas.

Sitting Room

Double glazed Bay window. Three radiators. Obscure glazed double doors to:

Dining Room

Double glazed window to rear. Double glazed French doors to side. Gas fire.

Family Room

Double glazed window to rear. Radiator. Feature electric fireplace.

Kitchen

Double glazed window to front. Radiator. Deep storage cupboard. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces

Shower Room

Obscure double glazed window to front. Radiator. Shower cubicle. Twin wash basin with cupboard under. Close coupled WC. Wood panelling to half height with remainder tiled.

Outside

Front Garden

Laid to gravel with shrub borders. Path to front door. Driveway providing ample off road parking leading to garage. Gated side access to rear garden.

Garage

Electric roller door. Power and light.

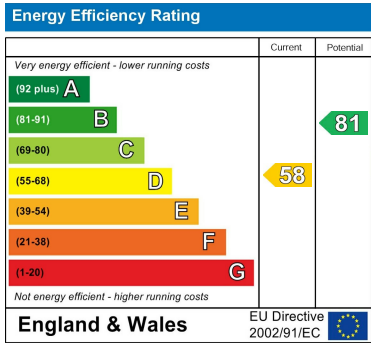
Rear Garden

Generous enclosed garden with patio area and a large area of lawn with well stocked flower and shrub borders. Outside tap.

Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. Continue pass the train station and into Cocklebury Road. At the T junction turn right onto Eastern Avenue and upon reaching the left hand bend continue into Eastern Avenue. Then take the first left into Bruges Close.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £580,000

with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob with stainless steel extractor over. Freestanding electric cooker. Appliance space and plumbing for dishwasher. Door to:

Utility Room

Obscure double glazed door to side. Double glazed window to rear. Rolled edge worksurfaces with tiled splash backs. Wall mounted cupboards. Space and plumbing for washing machine. Further appliance spaces including vent for tumble dryer. Wall mounted gas fired boiler.

First Floor Landing

Double glazed window to side. Radiator. Access to roof space. Cupboard housing hot water tank. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Door to:

En-Suite Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower over with concertina shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

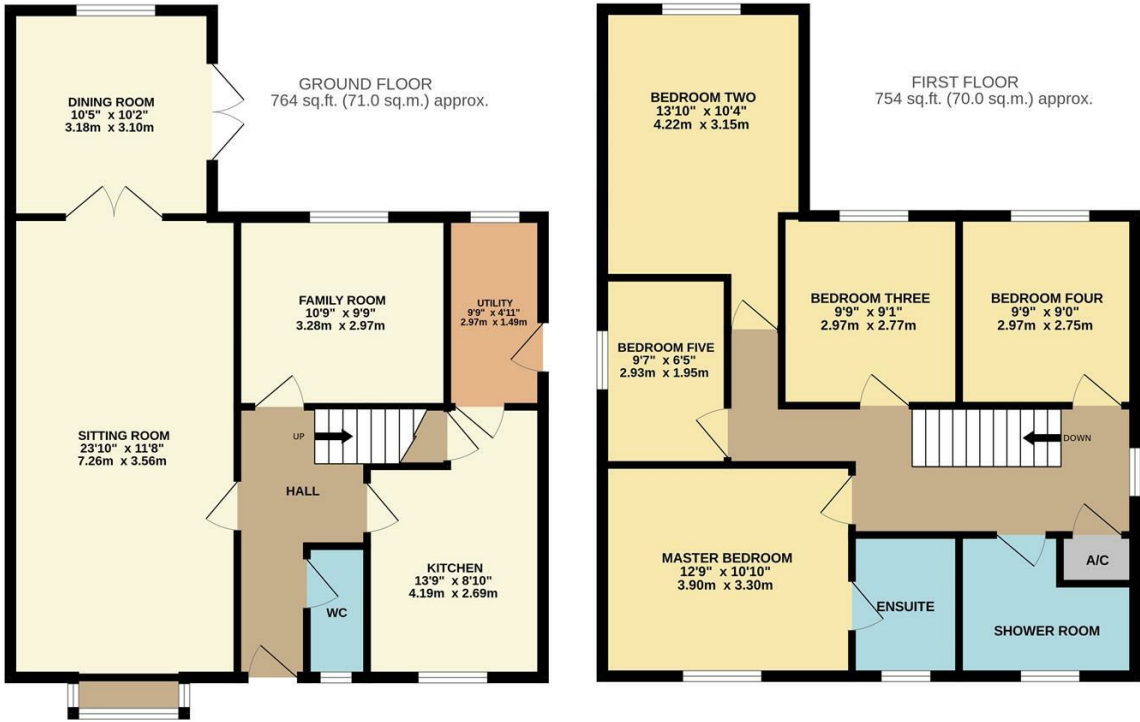
Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bedroom Five

Double glazed window to side. Radiator.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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