



34 Downham Mead, Chippenham, SN15 3LN

A much improved and well presented four bedroom link detached house set on a generous corner plot within the sought after area of Monkton Park offering ample scope for extension, subject to the necessary consents. With spacious accommodation throughout the ground floor offers a reception hall, refitted cloakroom, c.22' sitting/dining room enjoying a triple aspect, downstairs fourth bedroom/study, quality newly refitted kitchen/breakfast room with a range of units and integrated dishwasher and fridge/freezer, useful adjoining utility room newly fitted with matching units, stable door to the garden and access to the garage. The first floor boasts a spacious landing with a large dual aspect master bedroom, two further good size bedrooms and a modern bathroom with a white suite. Other benefits include double glazing, a brand new replacement gas fired boiler with 9 years warranty remaining and unvented hot water tank. There is also a solar system rated at 5kW/h and with batteries included resulting in negative electricity bills and an energy rating of A (94). To the front is a driveway leading to the garage with further gravelled area offering ample off road parking. The mature lawned gardens extend to the side and rear, with well stocked beds and borders and a large timber workshop.

Situation

The property is situated in the popular Monkton Park area, within level walking distance of the town centre and its numerous amenities, mainline rail station and Olympiad Sports Centre. M4 J.17 is c.4 miles north providing swift access to the major centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Obscure double glazed entrance door and side panel to:

Reception Hall

Radiator. Luxury vinyl tiled flooring. Stairs to first floor. Telephone point. Doors to:

Refitted Cloakroom

Obscure double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Luxury vinyl tiled flooring.

Sitting Room/Dining Room

Triple aspect with double glazed window to front, side and rear. Two radiators. Spotlights. Door to kitchen.

Bedroom Four/Study

Double glazed window to front. Radiator.

Refitted Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Under stairs cupboard. Range of drawer and cupboard base units with matching glass fronted wall mounted cupboards with under unit lighting. Work surfaces with matching upstands and inset one and a half bowl single bowl single drainer stainless steel sink unit with mixer tap. Range cooker with with induction hob (available by separate negotiation). Integrated dishwasher. Integrated fridge/freezer. Larder cupboard. Spotlights. Door to:

Garage

Electric roller door. Double glazed window to rear. Power and light. Replacement Worcester gas fired boiler. Fully insulated across all walls and ceiling and has an A-rated electric heater, enabling the room to be utilised as a home workshop or craft room.

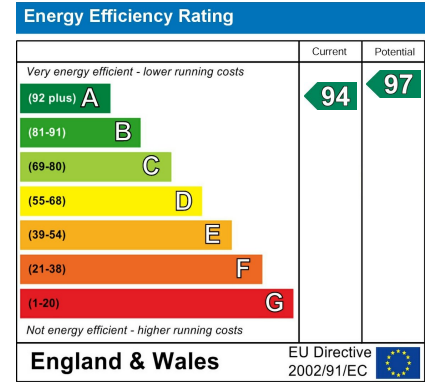
Rear Garden

South west facing garden enclosed by fencing and hedging affording a good degree of privacy. Laid mainly to lawn with a paved and partially covered seating area, shrubs and mature trees including Apple, Pear, Fig and Walnut. Large timber workshop. Outside tap. Outside double socket.

Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. Remain on this road which becomes Cocklebury Road and go round the right hand bend and take the third right into Downham Mead. Follow the road to the end and the property will be found on the right hand side at the junction with Eastern Avenue.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
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Tel 01249 444449 | Fax 01249 448989
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Utility Room

Double glazed stable door and window to rear. Radiator. Work surfaces with matching upstands and ceramic sink unit with chrome mixer tap. Wall mounted cupboards. Space and plumbing for washing machine. Further appliance space. Spotlights. Door to garage.

First Floor Landing

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

Bedroom One

Dual aspect with double glazed window to front and side. Radiator. Fitted wardrobes. Deep over stairs cupboard.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator. Built-in cupboard.

Bathroom

Obscure double glazed window to front. Chrome ladder radiator. 'P' shaped bath with chrome mixer tap and shower over with screen. Vanity wash basin with chrome mixer tap and cupboard under. Bidet. Close coupled WC. Tiling to principal areas.

Outside

Front & Side Garden

Driveway leading to garage providing off road parking. Further gravelled area to side providing additional off road parking. Bounded by low level hedging and laid to lawn with mature shrubs. Gated side access to rear garden.

