





# 16 Chestnut Road, Chippenham, SN14 0EY

An extended and much improved four bedroom semi detached house ideally situated in a quiet cul-de-sac within walking distance of the town centre and mainline station. The real feature of the ground floor accommodation is the delightful open plan sociable kitchen/entertaining space with snug area, skylights and bi-fold doors. This is complimented by a lovely welcoming reception hall, separate sitting room with bay window and useful utility room. The first floor boasts a master bedroom with vaulted ceiling, exposed beams, Sharps fitted wardrobes and an en-suite shower room, three further bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the rear is a pleasant enclosed landscaped garden with decked seating area, lawn, patio, further seating area and a garden shed.

## Situation

## Accommodation Comprising:

**Entrance Door to:**  
Tiled floor. Brick archway opening through to:

## Reception Hall

Radiator. Stairs to first floor with cupboard under housing water softener. Solid wood flooring. Doors to:

## Sitting Room

Double glazed window to front. Radiator. Feature fireplace with marble inset and hearth. Dado rail.

## Family Room

Wood laminate flooring. Dado rail. Opening through to:

## Utility Room

Obscure double glazed window to side. Base unit with matching wall mounted cupboard. Worksurface with tiled splashback and inset stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Combination boiler. Wood laminate flooring. Spotlights.

## Kitchen/Breakfast Room

Double glazed window to side. Three sky lights. Bi-fold doors to garden. Howdens fitted kitchen with a range of high gloss drawer and cupboard base units with matching wall mounted cupboards and island. Worksurface with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated dishwasher. Range cooker (available by separate negotiation) with splashback and stainless steel extractor over.

## Outside

## Front Garden

Low level wall with gate and path to front door.

## Rear Garden

Good size enclosed garden with gated side access. Decked seating area with lawn beyond, further patio area, gravelled seating area and garden shed.

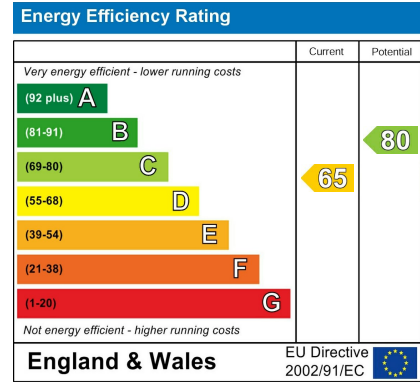
## Directions

From the town centre proceed up New Road through the railway arches onto Marshfield Road. Continue over the mini roundabout then take the next left into Woodlands Road. Take the first right into Plantation Road then first right into Chestnut Road and the property can be found on the right hand side.

## Agents Note

There is an improvement indicator showing against the council tax band for this property.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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## Price Guide £387,500

Spotlights. Space for fridge/freezer. Wood laminate flooring. Under floor heating. Bespoke Oak shelving to alcove (available by separate negotiation).

## First Floor Landing

Obscure double glazed window to side. Access to roof space. Oaks doors to:

## Bedroom One

Double glazed window to rear. Radiator. Vaulted ceiling with oak beams. Two wall light points. Extensive range of fitted wardrobes and a chest of drawers. Oak doors to:

## En Suite

Obscure double glazed window to side. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under and drawer unit. Close coupled WC. Chrome ladder radiator. Tiled floor. Extractor. Light and shaver point. Spotlights.

## Bedroom Two

Double glazed window to front. Radiator. Wood laminate flooring. built-in cupboard.

## Bedroom Three

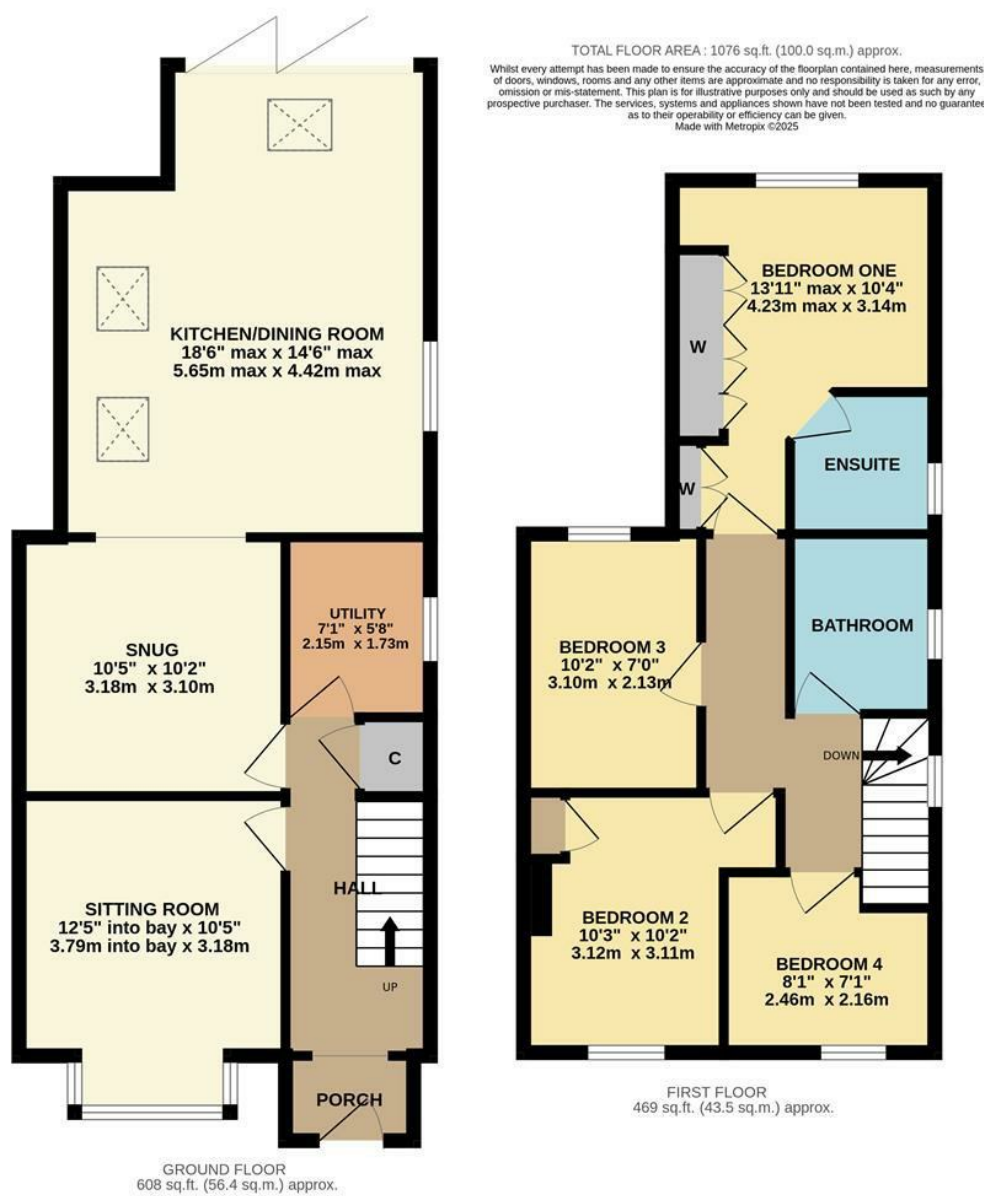
Double glazed window to rear. Radiator.

## Bedroom Four

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

## Bathroom

Obscure double glazed window to side. 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. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floors.



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)