



2 Truro Walk  
Chippenham

GOODMAN WARREN BECK



# 2 Truro Walk, Chippenham, SN14 0QY

A much improved and beautifully presented three/four bedroom detached house set on a corner plot in a quiet cul-de-sac within the sought after Queens Crescent area with the added benefit of triple garaging. The current owners have undergone an extensive renovation of this property with works to include a quality refitted kitchen with Quartz work surfaces, new en-suite, bathroom and cloakroom as well as have the electrics and central heating upgraded. The ground floor accommodation offers a useful entrance porch, reception hall, cloakroom, generous sized sitting room with modern electric fireplace, the refitted kitchen with integrated appliances, breakfast room, dining room and a family room/bedroom four. The first floor boasts a master bedroom with full width built-in wardrobes and a quality en-suite shower room with large walk-in style shower, two further double bedrooms and a delightful family bathroom with bath and separate shower cubicle. To the front is a double width block paved driveway providing off road parking with lawn gardens extended around to the side. To the rear is a well tended garden with seating area, lawn and flower and shrub borders.

## SITUATION

The property is pleasantly situated 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 COMPRISES

Composite entrance door to:

## ENTANCE PORCH

Obscure glazed door to:

## RECEPTION HALL

Radiator. Stairs to first floor with cupboard under. Coving. Doors to:

## CLOAKROOM

Obscure double glazed window to front. Contemporary style radiator. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas.

## SITTING ROOM

Double glazed window to front. Feature electric fireplace. Radiator. Coving.

## BREAKFAST ROOM

Double glazed French doors opening onto the garden. Contemporary style radiator. Storage cupboard with water softener. Tiled floor. Spotlights. Opening to:

## KITCHEN

Double glazed window to rear. Contemporary style radiator. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Quartz work surfaces with matching upstands and undermounted one and a half bowl sink unit with mixer tap. Tiled splash backs. Built-in stainless steel gas hob and electric double oven. Integrated dishwasher and fridge/freezer. Tiled floor. Spotlights. Door to garage.

## DINING ROOM

Double glazed window to rear. Radiator. Door to:

## FAMILY ROOM/BEDROOM FOUR

Double glazed window to side. Radiator.

## FIRST FLOOR LANDING

Access to roof space. Airing cupboard housing unvented hot water tank. Doors to:

## MASTER BEDROOM

Double glazed window to front. Radiator. Full width

## GOODMAN WARREN BECK

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Price Guide £525,000

built-in wardrobes with two matching bedside units. Deep overstairs storage cupboard. Door to:

## EN-SUITE SHOWER ROOM

Obscure double glazed window to front. Chrome ladder radiator. Large walk-in style shower. Vanity wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Spotlights. Extractor.

## BEDROOM TWO

Double glazed window to rear. Radiator.

## BEDROOM THREE

Double glazed window to front. Radiator.

## BATHROOM

Obscure double glazed window to rear. Ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Separate shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Spotlights. Extractor. Tiled floor.

## OUTSIDE

## FRONT & SIDE GARDEN

Double width block paved driveway leading to the garages providing off road parking. Laid to lawn with low level wall, shrub borders and path leading to gated side access to rear garden.

GARAGE

Electric up and over door. Power and light. Personal door to kitchen. Opening through to:

TANDEM DOUBLE GARAGE

Up and over door. Door and window to rear. Utility area with a range of fitted cupboards, workbench and space and plumbing for washing machine. Eaves storage. Power and light.

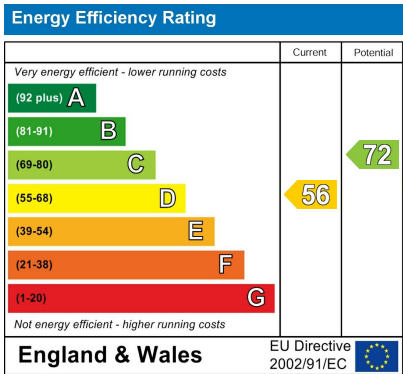
REAR GARDEN

Enclosed, well tended garden. Seating area with lawn beyond and flower and shrub borders. Garden shed. Outside tap.

DIRECTIONS

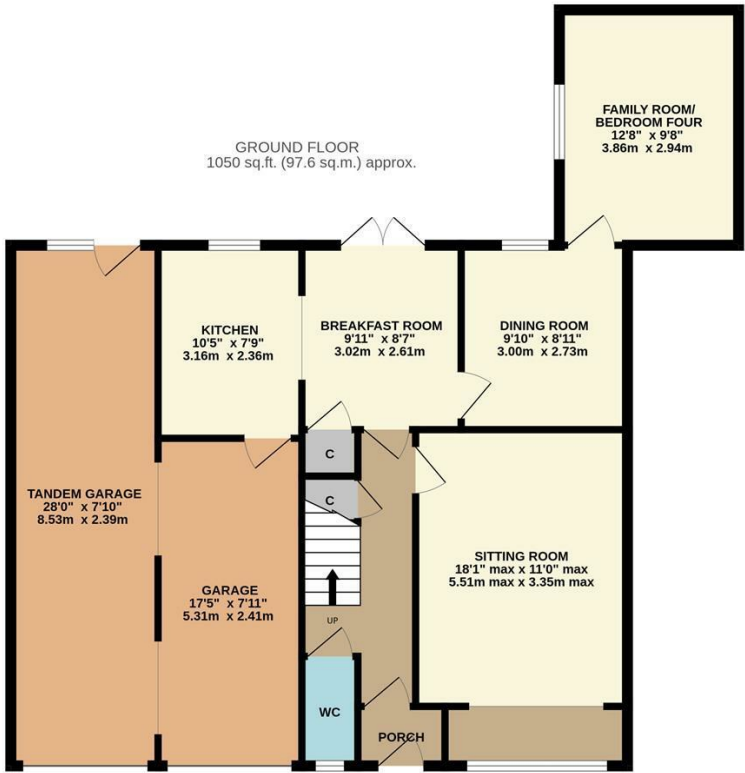
Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the third turning on the left into Coniston Road and Truro Walk is the second turning on the left.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

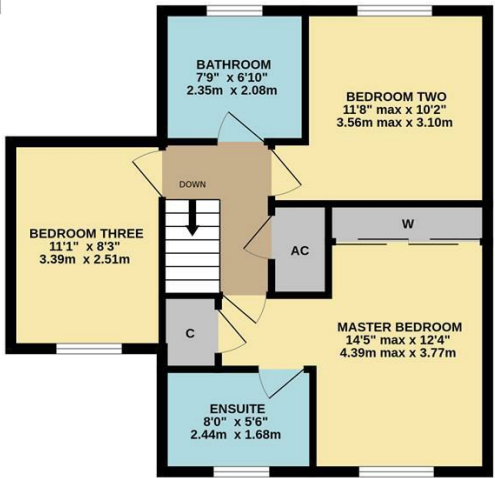
Tenure: Freehold



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 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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FIRST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.

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