



29 The Tinings, Chippenham, SN15 3LY

A much improved and beautifully presented four bedroom detached home located on a generous plot within the popular area of Monkton Park with the added benefit of a stunning south facing rear garden and c.24' garden office/studio. The property has been completely renovated and reconfigured under it's current ownership with the ground floor being tiled throughout with underfloor heating offering a welcoming entrance hall, a quality refitted dual aspect kitchen/dining room with integrated appliances and solid wood worksurfaces seamlessly opening up to the garden with a large covered seating area. This is complimented useful side porch and a dual aspect sitting room with a light and airy feel which similarly opens onto the garden. The first floor boasts four bedrooms, three of which are doubles and a modern well appointed bathroom. Although stunning inside, the gardens are the real feature of this property. Wooden double gates at the front open into large driveway, screened nicely by mature hedgerow and trees providing parking for multiple vehicles and giving access to the detached garage. The beautifully tended rear garden enjoys a southerly aspect with an extensive paved seating area with pergola over, second seating area and a large area of lawn with mature trees. There is then the impressive garden office/studio, which is double glazed and insulated and perfect for working from home, a hobby room or all year round entertaining space.

Situation

The property is situated on the popular Monkton Park development, within walking distance of the town centre and its numerous amenities, mainline rail station, primary school 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:

Composite entrance door and obscure double glazed side panel to:

Entrance Hall

Stairs to first floor. Tiled floor with under floor heating. Oak door to:

Kitchen/Dining Room

Dual aspect with uPVC double glazed window to front and uPVC double glazed French doors with side panels to rear. Contemporary style radiator. Understairs cupboard. Tiled floor with underfloor heating. Spotlights. Ceiling speakers. Extensive range of drawer and cupboard base units with matching wall mounted cupboards. Solid wood worksurfaces with tiled splashbacks. Twin ceramic sink unit with chrome mixer tap. Integrated dishwasher. Built-in induction hob and four eye level ovens (two steam and two microwave combination). Integrated washing machine. Oak doors to

Sitting Room

Dual aspect with uPVC double glazed window to front and uPVC double glazed French doors with side panels to rear. Uplighters. Spotlights. Ceiling speakers. Tiled floor with underfloor heating.

Cloakroom

Obscure uPVC double glazed window to rear. Tiled floor with underfloor heating. Close coupled WC with concealed cistern. Wash basin with chrome mixer tap. Spotlights. Tiling to principal areas.

Rear Garden

Stunning southerly facing garden fully enclosed. Extensive patio area with pergola over. Second patio area with sleeper borders and trellis. Extensive area of lawn with mature hedgerow, trees and shrubs. Further decked seating area.

Home Office

French doors and six double glazed windows to front. Fully insulated. Five uplighters. Engineered oak flooring.

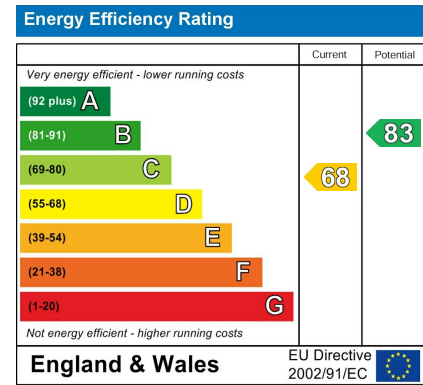
Garage

Power and light. uPVC double glazed door to rear. Paved floor.

Directions

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. This road becomes Cocklebury Road. At the T junction turn left into Eastern Avenue, then right into Blackbridge Road. Take the first right into Gales Close then left into The Tinings where the property will be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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Email info@goodmanwb.co.uk

Price Guide £595,000

Side Porch

uPVC double glazed door to front. Tiled floor with underfloor heating. Bar heater. Spotlights.

First Floor Landing

Access to roof space. Spotlights. Oak doors to:

Bedroom One

Dual aspect with uPVC double glazed window to front and rear. Radiator. Spotlights.

Bedroom Two

uPVC double glazed window to front. Radiator. Spotlights.

Bedroom Three

uPVC double glazed window to rear. Radiator. Spotlights.

Bedroom Four

uPVC double glazed window to front. Radiator.

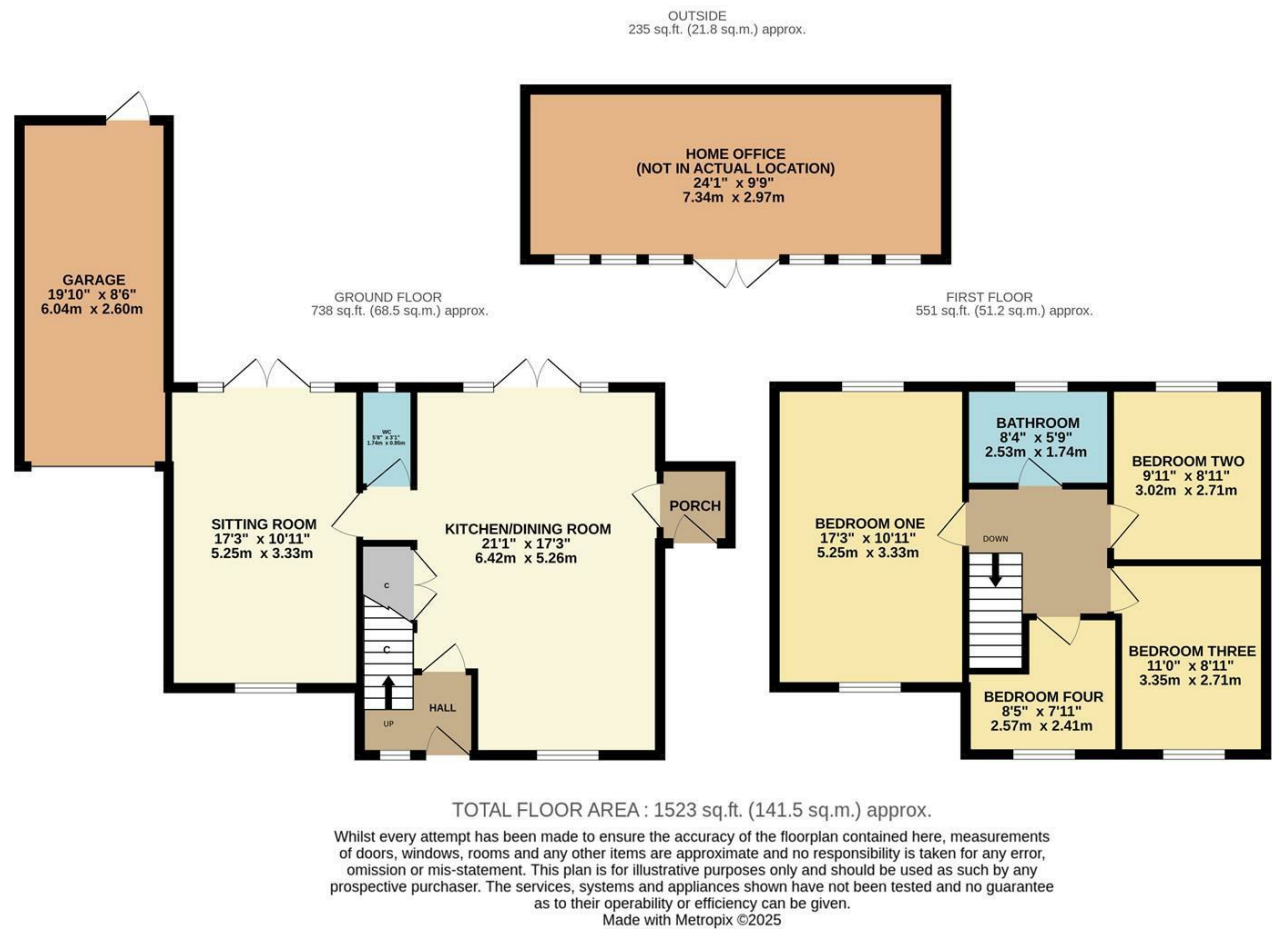
Family Bathroom

Obscure uPVC double glazed window to rear. Chrome heated towel rail. Panelled bath with chrome mixer tap and shower attachment over with screen. Vanity wash basin with chrome mixer tap. Fitted furniture. Close coupled WC with concealed cistern. Mirrored cabinets. Spotlights. Extractor.

Outside

Front Garden

Wooden double gates opening into an extensive block paved driveway providing ample off road parking screened by mature hedgerow and trees. Gated access on both sides to rear garden.



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)