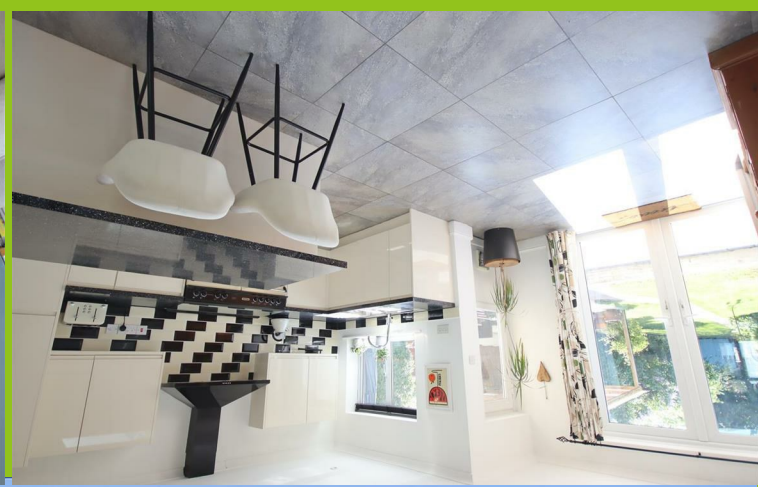




9 Chestnut Road, Chippenham, SN14 0EY

An extended and well presented older style bay windowed three bedroom semi detached house ideally situated at the end of a small quiet cul-de-sac with the benefit of a large, private south facing garden with garden office. The ground floor accommodation offers useful entrance porch, reception hall, a good size sitting room with feature fireplace housing a cast iron stove, an impressive light and airy kitchen/dining room with a range of fitted units, a large skylight and French doors to the garden, there is also a useful utility and downstairs WC. The first floor offers two double bedrooms, one with a bay window, third bedroom and modern refitted bathroom with a white suite and overbath shower. Other benefits include double glazing and gas central heating. To the front is an area of hardstanding providing off road parking and to the rear is a delightful mature garden with extensive patio, large covered seating, lawn and mature trees and shrubs.

Situation

The property is most conveniently situated with in a quiet mature cul-de-sac within an easy, flat walk of the town centre and also providing good access to the mainline rail station, highly regarded primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

UPVC double glazed entrance door to:

Entrance Porch

Double glazed window to either side. Tiled floor. Door to:

Reception Hall

Stairs to first floor. Radiator. Stripped wooden flooring. Doors to:

Cloakroom

Obscure double glazed window to side. Wall hung wash basin with black tap. Close coupled WC. Spotlights.

Sitting Room

Double glazed bay window to front. Feature fireplace with newly fitted cast iron stove and wooden beam over. Radiator. Coving. Archway to:

Kitchen/Dining Room

Skylight. Double glazed window and French doors to rear. Radiator. Range of high gloss drawer and cupboard base units to include a large peninsular and

matching wall mounted cupboards. Worksurfaces with tiled splash back and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Range cooker with extractor over. Integrated fridge/freezer. Spotlights. Coving. Tiled floor. Door to:

Utility Room

Double glazed window to side. Rolled edge work surface with space and plumbing for dishwasher, washing machine and tumble dryer. Stripped wooden flooring. Gas fired combination boiler. Spotlights. Coving.

First Floor Landing

Obscure double glazed window to side. Access to roof space. Doors to:

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed bay window to front. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiled floor. Tiled to principal areas.

Outside

Front Garden

Laid to gravel and hardstanding providing off road parking for two cars. Low level walling and shrub borders. Access leading to rear garden.

Rear Garden

Delightful south facing rear garden enjoying a superb degree of privacy. Extensive patio area with lawn beyond with a wealth of mature trees and shrubs. Covered seating area. Path leading down the garden to garden shed and garden office. Wildlife pond. Mature apple tree.

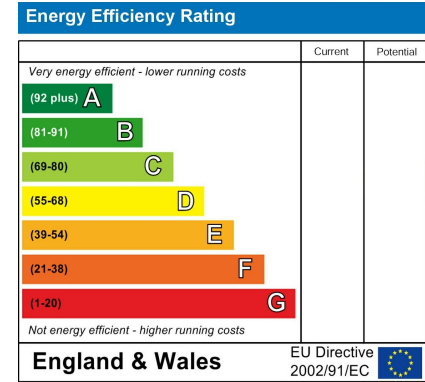
Garden Office

8'9" x 6'10"
Insulated and carpeted with power and light. Internet connection.

Directions

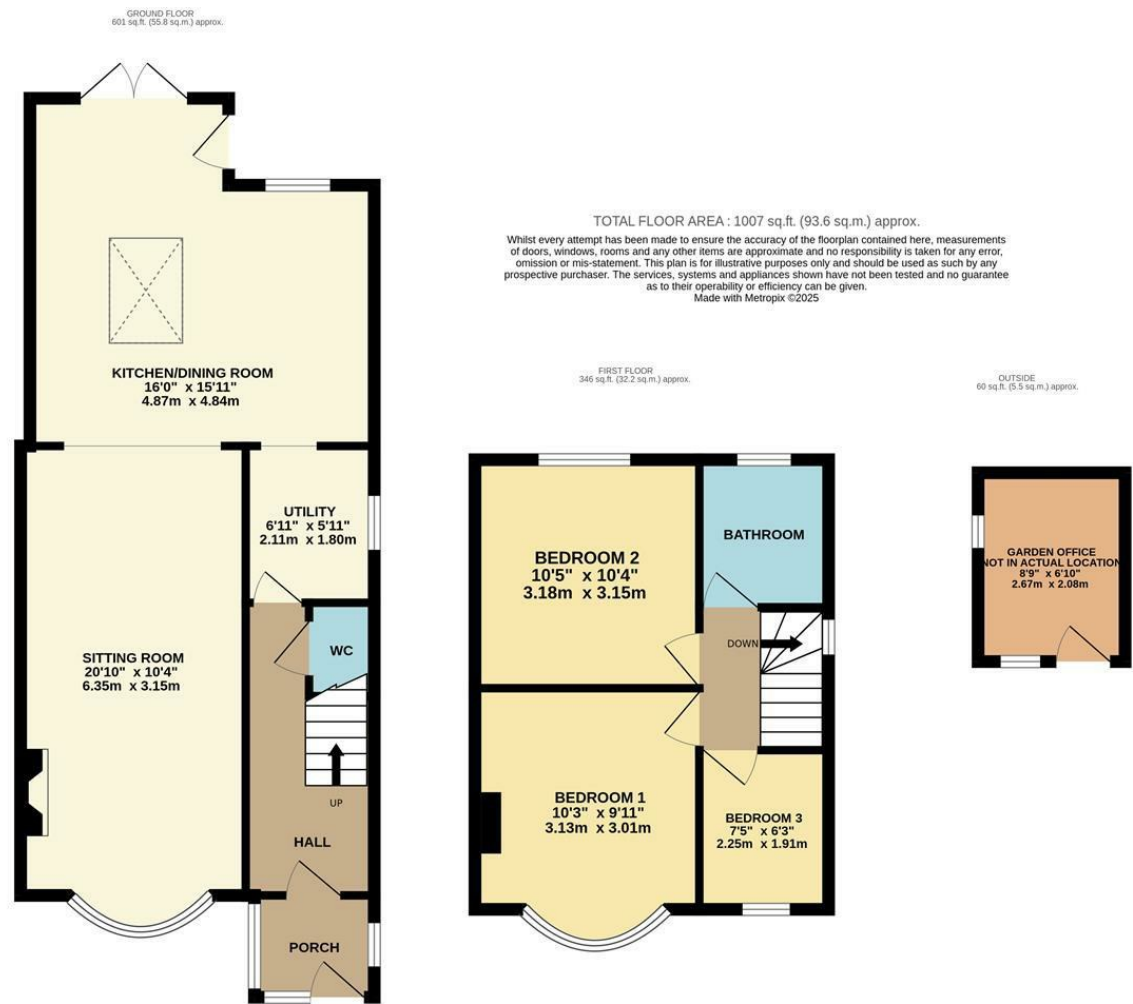
From the town centre proceed up New Road through the railway arches onto Marshfield Road. Continue over the mini roundabout then take the next left into Woodlands Road. Take the first right into Plantation Road then first right into Chestnut Road and the property can be found at the end on the left hand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

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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)