



10 Martins Close, Chippenham, SN15 3NB

A well presented three/four bedroom semi detached ideally situated in a small cul-de-sac on the popular Monkton Park development with the benefit of a raised position and far reaching views to the rear. The ground floor accommodation offers a useful entrance porch, entrance hall, sitting room with fireplace housing a wood burning stove, double doors then open into a good size kitchen/dining with a range of fitted cupboards and patio doors opening onto a balcony. There is then a rear lobby leading to a refitted cloakroom and fourth bedroom/study. The first floor has three bedrooms, two of which have built-in wardrobes and a modern refitted bathroom with overbath shower. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking and to the rear is a good size enclosed garden with large patio, lawn, vegetable patch and further patio area.

Situation

The property is situated in a slightly elevated position on the popular Monkton Park development, within 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. Delightful rural walks along the old railway track and alongside the River Avon are to be found close by, as well as Monkton Park pitch and putt golf course. Wiltshire College and the local junior school are both within easy walking distance, whilst Chippenham also offers 3 quality senior schools.

Outside

Driveway parking with additional gravelled area and steps to front door. To the rear of the property is a good size enclosed garden with gated side access. Raised balcony with glass balustrade adjacent to patio doors. Steps down to a large full width patio area leading onto a lawn area and vegetable patch with further screened seating area. Additional patio with garden shed and covered storage area. Outside tap. Undercroft storage area.

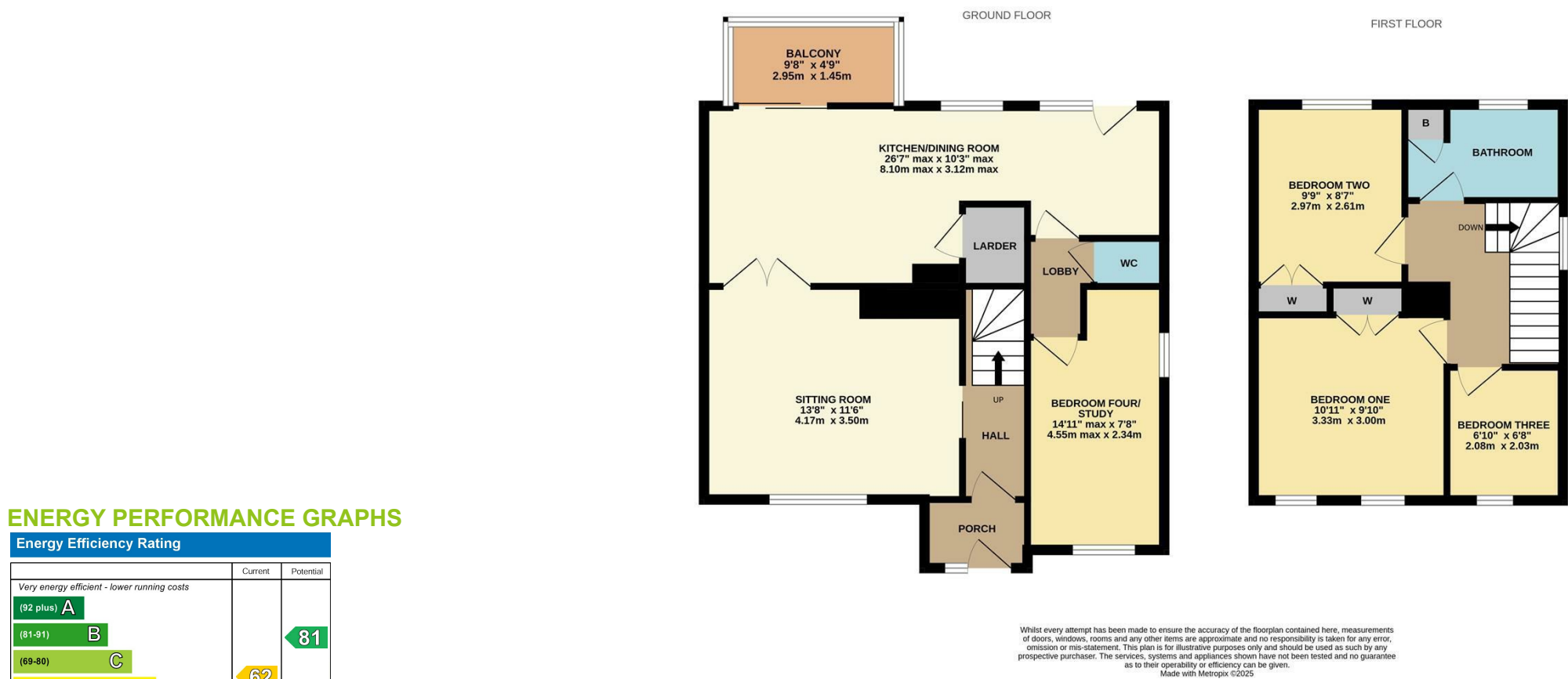
Directions

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 then turn left at the T junction onto Eastern Avenue. Bear right into Blackbridge Road and at the junction turn left into The Tinings. Martins Close is the second turning on the left where the property will be found on the right.

GOODMAN WARREN BECK

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£350,000



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