

33 Frogwell Park, Chippenham, SN14 0RB

An extended four bedroom executive detached house in excess of 1700 sq ft tucked away in the corner of this small, select development with a detached double garage and private rear garden. The spacious ground floor accommodation offers a useful entrance porch which opens into a welcoming reception hall, a large c.23' sitting room with bay window and feature fireplace, a separate dining room and study, kitchen/breakfast room, utility room, cloakroom and an impressive c.22' family room. The first floor then boasts a generous master bedroom with full width built-in wardrobes and an en-suite shower room, three further bedrooms all with built-in wardrobes and a refitted family bathroom with bath and separate shower. To the front is a double width driveway providing off road parking leading to the detached double garage and to the rear is a private garden with lawn and a large raised decked seating area.

Situation

Frogwell Park is a prestigious development to the west of the town centre with a pleasant open green forming the centre piece with good access to highly regarded primary and senior schooling. There is also a play park and open green area just a short walk away. The town centre offers a comprehensive range of amenities including mainline railway station London (Paddington). The property is well situated with access to the A4, A420 and M4, thus offering good motor commuting to the larger centres of Bristol, Bath, London and Swindon.

Accommodation Comprising:

Double glazed Entrance door to:

Entrance Porch

Double glazed window to front. Radiator. Tiled floor. Obscure double glazed entrance door and side panels to:

Reception Hall

Stairs to first floor. Storage cupboard. Radiator. Double glazed window to side. Coving. Door to Sitting Room, Cloakroom and Kitchen. Multi glazed double doors to Dining Room.

Sitting Room

Double glazed Bay window to front. Two radiators. Feature coal effect gas fire with marble insert and hearth and ornate surround. Coving. Double glazed sliding patio doors to:

Dining Room

Radiator. Coving. Door to kitchen. Double glazed French doors and side panels to:

Family Room

Two double glazed windows to rear. Double glazed French doors to side. Radiator.

Study

Double glazed window to front and side. Radiator. Television and telephone point.

Kitchen

Double glazed window to rear. Range of wall and base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Range cooker with stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Tiled floor. Spotlights. Archway to:

Front Garden

Double width driveway providing off road parking. Path to front with gravelled area to one side and lawn the other. Gated access to side garden.

Detached Double Garage

Twin up and over doors. Personal door to side. Power and light. Eaves storage.

Rear Garden

Enclosed garden enjoying a good degree of privacy. Patio area with lawn beyond and large raised decked seating area. Outside tap and power points. Paved area of side garden with garden shed.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second right into Lords Mead by The Kingfisher public house. Take the second right into Frogwell Park and the property will be found in the far right hand corner.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £615,000

Rear Porch

Obscure double glazed door to side. Tiled floor. Doorway to:

Utility Room

Obscure double glazed window to side. Radiator. Cupboard base unit and matching wall mounted cupboard. Rolled edge worksurfaces with tiled splashback and inset single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine and tumble drier. Tiled floor. Extractor. Wall mounted boiler.

First Floor Landing

Double glazed window to front. Radiator. Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

Two double glazed windows to front. Radiator. Full width fitted wardrobes. Door to:

Ensuite

Obscure double glazed window to side and rear. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Pedestal wash hand basin. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Extractor. Tiled floor. Mirror with light.

Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobes.

Bedroom Three

Double glazed window to rear. Radiator. Built-in double wardrobe. Wood laminate flooring.

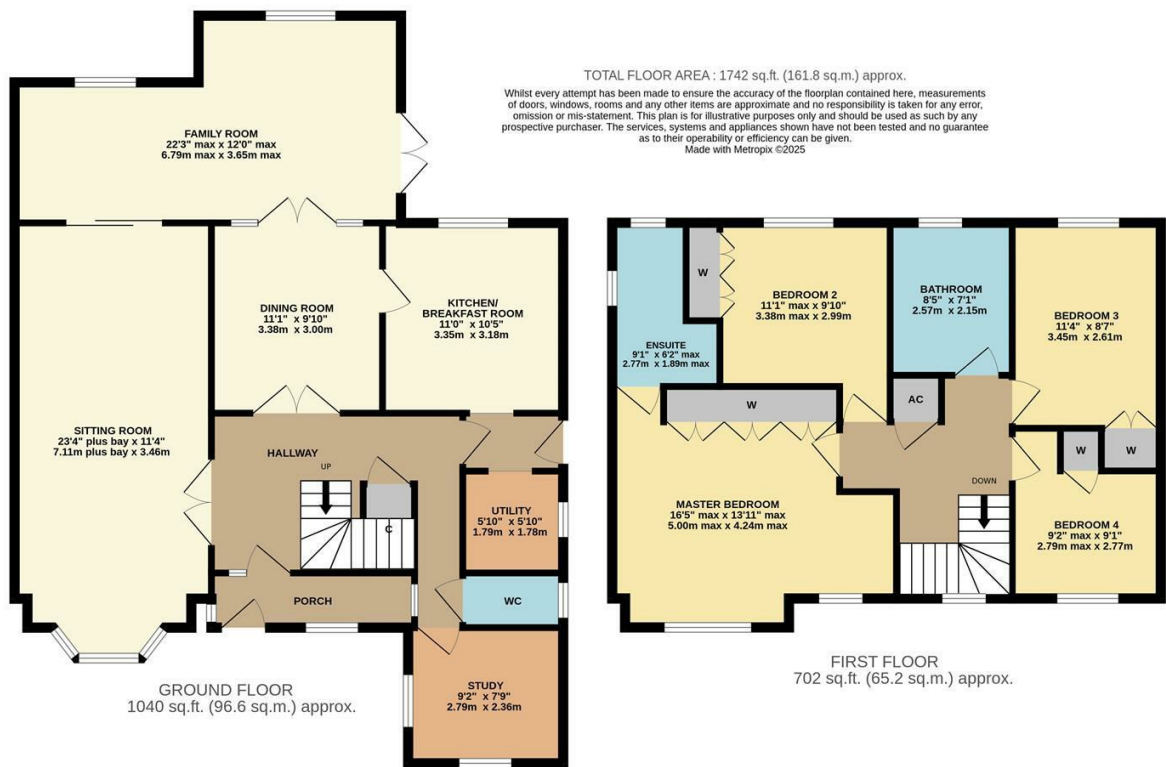
Bedroom Four

Double glazed window to front. Radiator. Built-in wardrobe.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath. Separate shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Spotlights. Extractor. Tiled floor. Shaver point.

Outside



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)