





# 47 Moss Mead, Chippenham, SN14 0TN

An extended and much improved four bedroom detached house ideally situated in a small quiet cul-de-sac backing onto Vincients Wood on the western edge of Chippenham with the benefit of a south facing rear garden. The property is well presented throughout with the ground floor offering an entrance hall, guest cloakroom, light and airy dual aspect sitting with attractive fireplace and French doors to the garden, a separate dining room and family room/study, a refitted well appointed kitchen with a range of high gloss units and utility. The first floor boasts a master bedroom with good size en-suite bathroom, three further good size bedrooms and a refitted shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a lawned garden and driveway leading to the garage and further gravelled area providing additional off road parking. The mature south facing rear garden enjoys a good degree of privacy and pleasant wooded backdrop with large lawn area, well stocked borders and seating areas.

### Situation

The property is ideally situated in a small quiet cul-de-sac on the western edge of town 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:

Obscure uPVC double glazed Entrance and side panel to:

### Entrance Hall

Radiator. Stairs to first floor. Coving. Oak veneer doors to:

### Refitted Cloakroom

Obscure uPVC double glazed window to side. Radiator. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC with concealed cistern. Tiled floor.

### Sitting Room

Double glazed window to front. Double glazed French doors to rear. Feature coal effect fire with stone surround and hearth. Coving.

### Refitted Kitchen

uPVC double glazed window to front. Radiator. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Worksurfaces with matching upstands and inset single bowl single drainer sink unit with pull-out style mixer tap. Range style cooker with extractor over. Tiled floor. Integrated dishwasher. Glazed door to Utility. Door to:

### Dining Room

Double glazed window to rear. Radiator. Storage cupboard. Door to:

### Utility Room

Double glazed window to side. Obscure double glazed stable door to front and rear. High gloss cupboard base unit. Tall cupboard and wall mounted cupboards. Worksurface with matching upstands and inset single bowl single drainer sink unit with pull out mixer tap. Space for fridge/freezer. Space and plumbing for automatic washing machine. Further appliance space. Tiled floor.

### Family Room/Study

Double glazed window to side and rear. Radiator. Coving.

### First Floor Landing

Access to roof space. Cupboard housing hot water tank. Coving. Doors to:

### Master Bedroom

Double glazed window to front. Radiator. Built-in wardrobes. Coving. Doors to:

### Ensuite Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Fitted cupboards. Panelled bath with chrome mixer tap and shower attachment. Tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splashbacks. Heated and LED mirror. Close coupled WC. Tiled floor. Spotlights. Extractor.

### Bedroom Two

Double glazed window to front. Radiator. Storage recess. Coving.

### Bedroom Three

Double glazed window to rear. Radiator. Coving.

### Bedroom Four

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

### Refitted Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Extractor. Shaver point.

### Outside

### Front Garden

Laid to lawn with flower and shrub borders. Path to front door. Driveway providing off road parking leading to garage. Further gravel area providing additional parking. Path to side. Gated side access to the garden.

### Garage

Up and over door.

### Rear/Side Garden

Enclosed southerly facing garden enjoying a high degree of privacy. Paved seating area. Laid to lawn with well stocked flower and shrub borders. Garden shed. Outside power points. Outside tap.

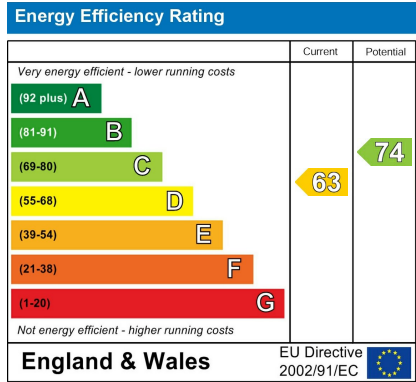
### Directions

From the town centre proceed through the railway arches leading out of town along the one way system, proceed straight across the mini roundabout onto Marshfield Road then on into Bristol Road. Turn left at the set of double mini roundabouts onto Hungerdown Lane. Follow this road and at roundabout turn right onto Frogwell. Moss Mead is the second turning on the left.

### Agents Note

There is an improvement indicator showing against the council tax band for this property.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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## Price Guide £469,950

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