



6 St. Josephs Drive, Chippenham, SN15 2AZ

NO ONWARD CHAIN! An executive style four bedroom detached house ideally situated in a small quiet cul-de-sac of similar properties within easy walking distance of the town centre and mainline station. The accommodation is light and airy throughout with the ground floor offering welcoming reception hall with storage and guest cloakroom, dual aspect sitting room with fireplace, separate family room and dining room, a well appointed kitchen with a extensive range of fitted units and a large utility room. The first floor boasts an impressive master bedroom with a range of built-in and fitted storage and an en-suite shower room, three further double bedrooms, two of which have more built-in and fitted storage and a family bathroom. Other benefits include double glazing and gas central heating. The property is set on a generous plot with mature well stocked gardens to the front and rear and a paved area of side garden and driveway providing off road parking leading to a detached double garage.

Situation
St. Joseph's Drive is small select cul-de-sac particularly well placed within easy walking distance of the town centre and local shops, schools and mainline station. Chippenham itself has a wide range of amenities to include high street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, plus a library, cinema, indoor climbing centre and public parks. Chippenham is well placed with a regular main line rail service from Chippenham station to London Paddington and the West Country. The junction 17 of the M4 motorway is a few miles to the north of the town.

Accommodation Comprising:
Double glazed sliding patio doors to:

Entrance Porch
uPVC double glazed door to:

Reception Hall
Double glazed window to front. Stairs to first floor. Radiator. Coving. Storage cupboard. Doors to:

Cloakroom
Obscure double glazed window to front. Radiator. Pedestal wash basin with chrome mixer tap and tiling to principal areas. Close coupled WC. Tiled floor. Coving.

Sitting Room
Double glazed window to front. Double glazed French doors with side panels to rear garden. Two radiators. Stone chimney breast with inset coal effect gas fire. Coving. Doors to:

Family Room
Double glazed window to rear. Radiator. Deep understairs storage cupboard. Coving. Door to:

Dining Room
Double glazed window to rear. Radiator. Coving. Solid wood flooring.

Bedroom Four
Double glazed window to rear. Radiator. Coving.

Bathroom
Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap, separate shower over and concertina shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Light and shaver point. Coving.

Outside
Front Garden
Low level wall. Laid to lawn with mature, well stocked flower beds and borders and pathway to front door.

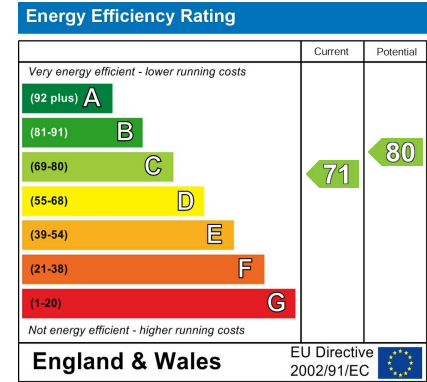
Side Garden
Paved with low level wall to boundary.

Rear Garden
Enclosed by wall and fencing. Large patio area with dwarf wall. Mature well stocked flower and shrub beds and borders. Awning. Garden sheds. Greenhouse.

Double Garage & Driveway
Twin up and over garage doors (one being electric). Window to side and rear. Personal door to side. Eaves storage. Power and light. Double width driveway providing off road parking.

Directions
From the Bridge Centre traffic lights in the centre of town take the A4 Bath Road. Proceed up the hill towards the hospital and take the fifth turning on the right into St. Josephs Drive.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £750,000

Kitchen
Double glazed window to front. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with extractor over. Built-in eye level double oven. Integrated fridge. Space and plumbing for dishwasher. Tiled floor. Door to:

Utility Room
Double glazed window to front. Obscure double glazed window and double glazed door to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurface with tiled splashback and inset single bowl single drainer stainless steel sink unit. Integrated dishwasher. Space and plumbing for automatic washing machine. Further appliance spaces. Wall mounted gas fired boiler. Coving. Tiled floor.

First Floor Landing
Double glazed window to rear. Radiator. Double cupboard housing hot water tank and shelving. Access to roof space. Coving. Door to:

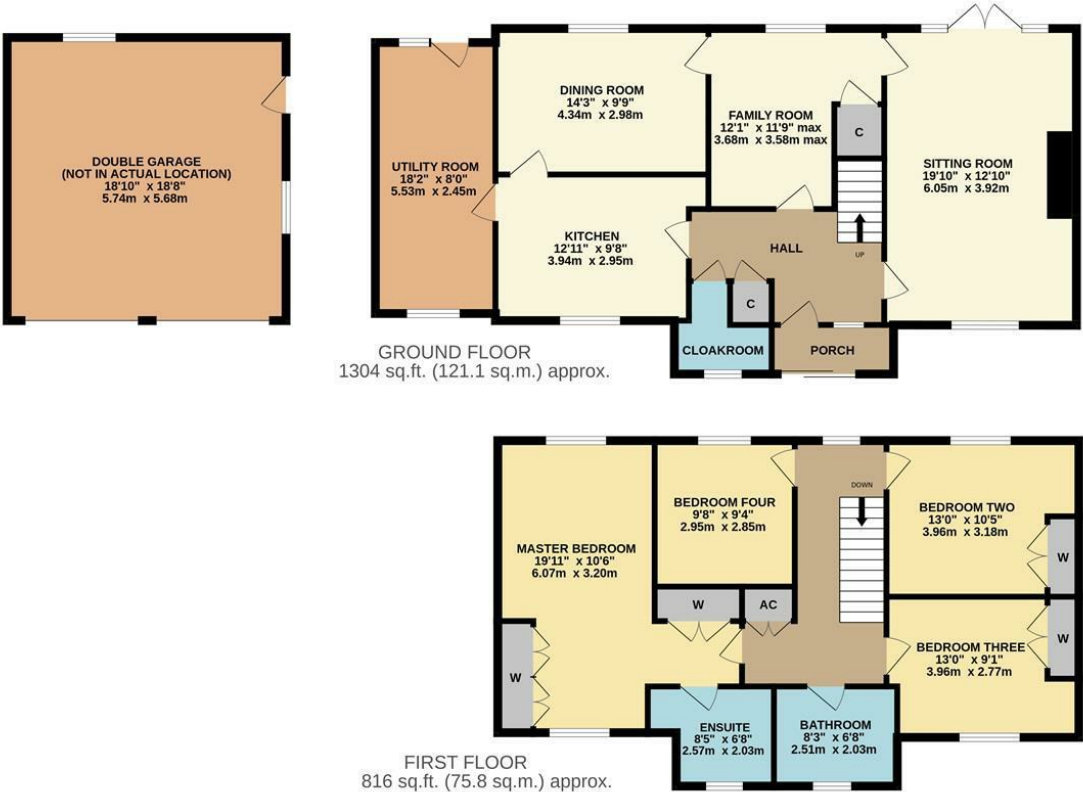
Master Bedroom
Double glazed window to front and rear. Two radiators. Fitted wardrobes, dressing table and drawer unit. Built-in double wardrobe. Coving. Door to:

En-Suite Shower Room
Obscure double glazed window to front. Radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap, tiled splashback and cupboard under. Close coupled WC. Tiled floor.

Bedroom Two
Double glazed window to rear. Radiator. Built-in double wardrobe and fitted dressing table. Coving.

Bedroom Three
Double glazed window to front. Radiator. Built-in double wardrobe and fitted dressing table. Coving.

TOTAL FLOOR AREA : 2120 sq.ft. (196.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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