



3 The Ridings, Chippenham, SN14 6JG

A much improved and extended three bedroom property ideally situated in the heart of this most sought after village and offered for sale with NO ONWARD CHAIN! The ground floor accommodation offers a quality refitted kitchen/breakfast room with a range of shaker style units incorporating a central island, solid wood work surfaces and a tiled floor with underfloor heating. This is then complemented by a large sitting/dining room with part vaulted ceiling and skylights bringing in lots of natural light, engineered Oak flooring and French doors to the garden. The first then boasts three bedrooms and a bathroom with white suite and overbath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a pleasant open aspect and lawned garden with path to the front. To the rear is an enclosed garden with patio area an lawn beyond. There is then gated access leading to a single garage which has parking for two vehicles to the front.

Situation

The property is situated in this delightful sought after village with primary school and public house just c.2 miles from M4 J.17 and within c.2 miles of Chippenham with its extensive amenities and mainline rail station. J.17 provides swift commuting to the larger centres of Swindon, Bath and Bristol.

Accommodation Comprising:

Entrance door to:

Kitchen/Dining Room

Double glazed window to front. Tiled floor with underfloor heating. Extensive range of drawer and cupboard base units including central island with solid wood worksurfaces matching upstands and undermounted sink unit with pull out tap. Space for range style cooker with stainless steel extractor over. Spotlights.

Sitting/Dining Room

Double glazed French doors and window to rear. Two skylights. Contemporary style radiator. Engineered oak flooring. Stairs to first floor.

First Floor Landing

Access to roof space. Cupboard housing gas fired combination boiler. Doors to:

Bedroom One

Double glazed window to front. Radiator. Spotlights.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

GOODMAN WARREN BECK

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£309,950

Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principle areas. Pedestal wash basin with tiled splashback. Close coupled WC. Wood laminate flooring.

Outside

Front Garden

Enjoying a pleasant open outlook. Laid to lawn with shrubs and path to front door.

Rear Garden

Enclosed by timber fencing with gated rear access. Paved seating area with lawn beyond.

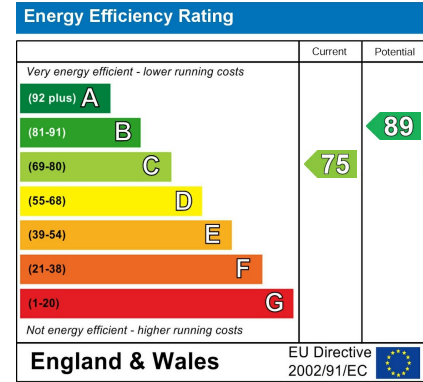
Garage

Single garage in a nearby block.

Directions

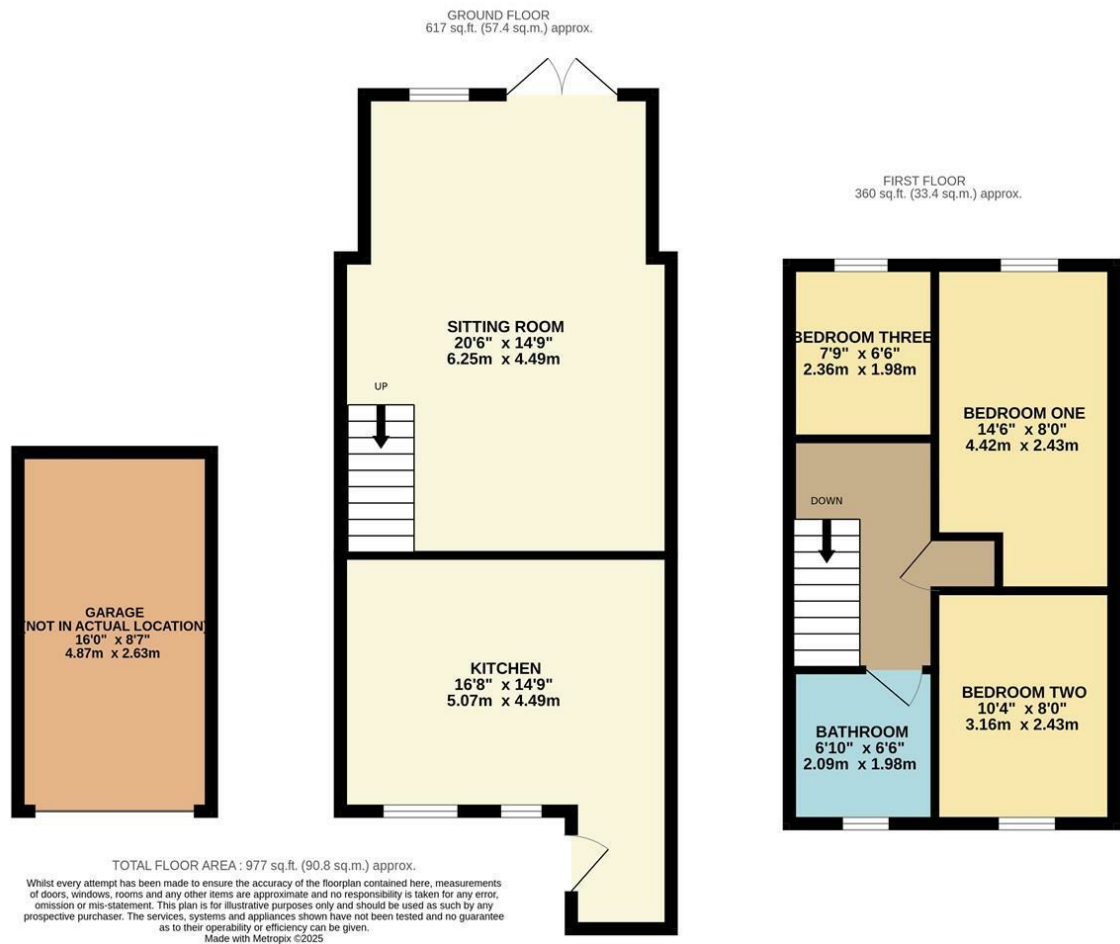
Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. Proceed to the far end of the village and turn left into The Ridings. Follow the road around to the left and the property will be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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