





59 Chamberlain Road, Chippenham, SN14 0TF

A recently extended and much improved five bedroom detached family home approaching c.1800 sq ft and ideally situated in this sought after area on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall with guest cloakroom, a large sitting room with engineered oak flooring and double doors opening into an impressive c.20' garden room with large skylight, a generous kitchen/dining room with a range of fitted units and integrated cooker and dishwasher, there is then a large utility room and study with both with oak flooring. The first floor boasts a good size dual aspect master bedroom with en-suite shower room, four further bedrooms, family bathroom and an additional shower room. Other benefits include double glazing and triple glazing in the extension, gas central heating with a new boiler and hot water tank, solar panels and various other upgrades. The property enjoys a generous frontage with lawn area and a block paved driveway providing off road parking. Wooden double gates then lead to a covered car port area and the garage. The rear garden is fully enclosed with paved area, lawn beyond and further seating areas.

Situation

Accommodation Comprising:  
uPVC double glazed door to:

Reception Hall

Obscure double glazed window to front. Stairs to first floor with cupboard under. Radiator. Engineered oak flooring. Doors to:

Sitting Room

Double glazed window to front. Radiator with decorative cover. Contemporary style radiator. Engineered oak flooring. Double glazed French doors to:

Garden Room

Large triple glazed roof lantern. Two triple glazed windows to side. Four triple glazed windows to rear. Triple glazed French doors to side. Under floor heating. Spotlights.

Kitchen/Dining Room

Two double glazed windows to rear. Obscure double glazed door to side. Radiator. Range of drawer and cupboard base units, matching wall mounted cupboards and tall cupboard. Worksurfaces with matching upstands and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in five ring gas hob with splashback and extractor over. Integrated cooker, fridge, freezer and dishwasher. Spotlights.

Utility Room

Obscure triple glazed door to rear. Engineered oak flooring with underfloor heating. Cupboard base units, wall mounted cupboards and tall cupboard. Worksurfaces with upstands and inset single bowl stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Cupboard housing new Viessmann boiler and hot water tank. Water softener. Storage cupboard housing 7.5kW inverter. Spotlights. Door to:

Study

Triple gazed window to front. Engineered oak flooring with underfloor heating. Fitted cupboards and shelving. Spotlights.

Outside

Front Garden

Laid to lawn with shrub borders. Block paved driveway providing off road parking with wooden double gates leading to:

Car Port & Garage

Covered parking area leading to a detached garage with up and over door.

Rear Garden

Enclosed by wall and fencing. Patio area with lawn beyond leading to an area of slate chippings. Paved seating area with pergola over.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road then on into Bristol Road. Take the left at the mini roundabouts into Hungerdown Lane. At the first roundabout by the petrol station turn right onto Frogwell. Take the second left into Chamberlain Road, the property will then be found on the left hand side.

Agents Note

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

ENERGY PERFORMANCE GRAPHS

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

Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £550,000

Cloakroom

Obscure double glazed window to side. Chrome ladder radiator. Belfast sink with chrome mixer tap and cupboard under. Tiled splashbacks. Close coupled WC with concealed cistern.

First Floor Landing

Double glazed window to front. Access to roof space. Doors to:

Master Bedroom

Triple glazed windows to front and rear. Two radiators. Spotlights. Door to:

En-Suite Shower Room

Obscure triple glazed window to rear. Chrome dual fuel ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Spotlights. Extractor.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Bedroom Five

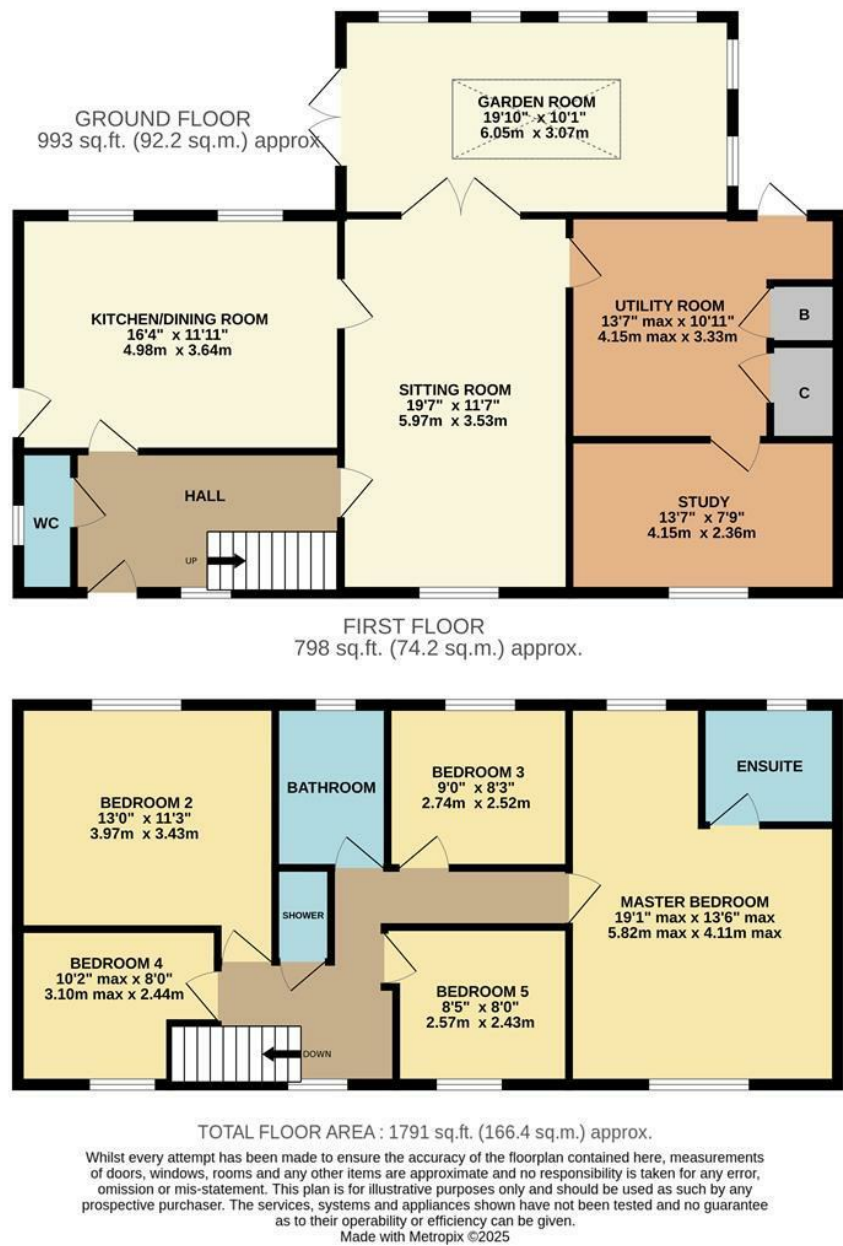
Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. 'P' Shaped bath with chrome mixer tap, splashback and screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Spotlights. Extractor.

Shower Room

Shower cubicle. Fully tiled walls. Spotlight. Extractor.



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)