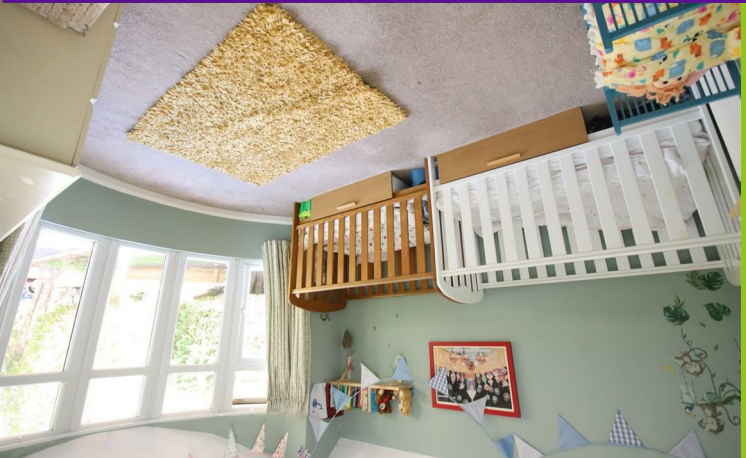
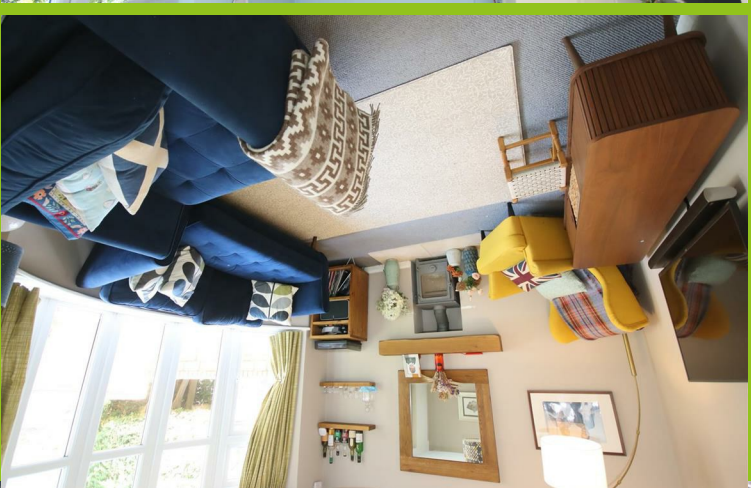




13 Hungerford Road, Chippenham, SN15 1QW

An extended four bedroom detached house set in a generous plot with extensive south facing rear gardens adjacent to the picturesque John Coles Park. Ideally situated at the end of a quiet cul-de-sac close to numerous amenities and just a short walk from mainline station, town centre and highly regarded secondary schools. The ground floor accommodation offers an entrance hall, sitting room with bay window and wood burning stove, open plan kitchen/dining room with french doors to garden, utility room and cloakroom. The first floor then offers a master bedroom with en-suite, three further bedrooms and family bathroom with separate shower. The property further benefits from gas central heating and double glazing. To the front the gravelled driveway provides off road parking leading to a garage/storage area. A particular feature of this property is the delightful rear garden with a large area of lawn, full width patio and impressive garden studio/office.

Situation

The property is conveniently situated at the end of a small quiet cul-de-sac within a much favoured area on the northern side of the town close to local senior schools and close to the delightful John Coles Park. The town centre is within easy reach along with the mainline rail station, M4 J.17 and many other local amenities and sports facilities.

Accommodation Comprising:

Recessed Porch

Wooden entrance door and side panels to:

Reception Hall

Stairs to first floor with recess under. Radiator. Tiled floor. Doors to:

Sitting Room

Double glazed bay window to front. Radiator. Fireplace housing cast iron wood burning stove with hearth and Oak beam.

Kitchen/Dining Room

uPVC double glazed window and French doors to rear. Radiator. Tiled floor. Range of drawer and cupboard base units and matching wall mounted cupboards. Solid wood work surfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built-in hob and double oven with extractor over. Integrated dishwasher. Spotlights. Space for fridge/freezer. Door to:

Rear Lobby

Obscure uPVC double glazed door to side. Tiled floor. Wall mounted gas fired boiler. Doors to:

Cloakroom

uPVC double glazed window to rear. Radiator. Corner wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

Front Garden

Gravelled driveway with shrub borders providing off road parking for several cars. Gated side access to rear garden.

Garage/Store

Wooden double doors to front. Power and light. Personal door to utility.

Rear Garden

An extensive mature garden offering a good degree of privacy overlooking John Coles Park benefiting from a southerly aspect. Mainly laid to lawn with full width patio area, trees, fruit trees, raised beds and childrens play area.

Garden Studio/Office

An impressive building which is ideal for a variety of uses including an office or hobby/games room.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the mini roundabout into Malmesbury Road, proceed pass John Coles Park and take the next left into Wedmore Avenue. Hungerford Road is the first turning on the left hand side where the property will be found at the end of the cul de sac.

GOODMAN WARREN BECK

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£610,000

Utility Room

uPVC double glazed window to side. Cupboard base units with solid wood work surfaces and inset circular stainless steel sink unit with mixer tap. Space and plumbing for automatic washing machine. Spotlights. Further appliance space. Personal door to garage/store.

First Floor Landing

Access to roof space. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Spotlights. Door to:

En-Suite Shower

uPVC double glazed window to rear. Chrome ladder radiator. Fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Light and shaver point.

Bedroom Two

uPVC double glazed bay window to front. Radiator.

Bedroom Three

uPVC double glazed window to front and side. Radiator. Spotlights.

Bedroom Four

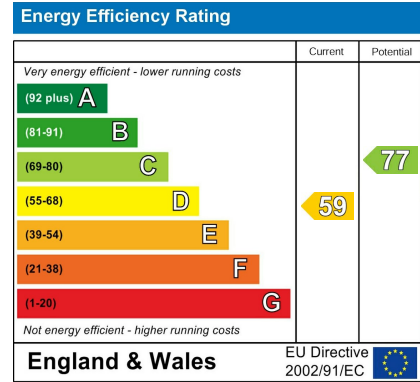
uPVC double glazed bow window to front. Radiator.

Bathroom

Obcure uPVC double glazed window to rear. Panelled bath with chrome mixer tap with shower attachment and tiling to principal areas,. Separate fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Extractor. Radiator. Tiled floor. Spotlights.

Outside

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



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)