



11 Stapleford Close, Chippenham, SN15 3FZ

A much improved and beautifully presented four bedroom detached house with detached double garage pleasantly tucked away in the corner of a sought after cul-de-sac. The ground floor offers a welcoming reception hall with refitted cloakroom, a large dual aspect sitting room with feature fireplace, a quality refitted kitchen/dining room with large bay window and a range of fitted units with granite work surfaces and a separate utility room. The first floor then boasts a master bedroom with large bay window, fitted wardrobes and a refitted en-suite shower room, three further bedrooms all with built-in storage and a quality refitted bathroom with fitted furniture. Other benefits include recently replaced double glazed windows and gas central heating. To the front there is a generous area of lawn and driveway providing off road parking leading to a detached double garage with new electric roller door. To the rear is a pleasant enclosed garden with full width patio with lawn beyond. There is a then a lovely seating area with pergola and wooden gazebo creating a great outdoor entertaining area.

Situation

The property is situated in a favoured cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

Accommodation Comprising

Composite entrance door and double glazed side panel to:

Canopied Porch

Composite entrance door and double glazed side panel to:

Reception Hall

Radiator. Oak staircase and banisters. Understairs cupboard. Tiled floor. Coving. Spotlights. Doors to:

Refitted Cloakroom

Contemporary style radiator. Wall hung wash basin with chrome mixer tap . Close coupled WC with concealed cistern. Fully tiled walls. Tiled floor. Spotlights. Extractor.

Sitting Room

Double glazed window to front. Leaded double glazed French doors to rear. Two radiators. Feature coal effect gas fire with stone surround and hearth. Engineered oak flooring. Coving. Four wall light points.

Refitted Kitchen/Dining Room

Double glazed window to front and rear. Radiator. Luxury vinyl tiled flooring. Range of drawer and cupboard base units and matching wall mounted cupboards. Granite worksurfaces with matching upstands and tiled splash back. Under mounted one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in five ring gas hob with stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher. Space for American style fridge/freezer. Spotlights. Archway to:

Front Garden

Large area of lawn with shrub border and path to front door. Double width driveway providing ample off parking. Gated side access to rear garden.

Double Garage

Electric roller door. Power and light. Eaves storage. Personnel door to side.

Rear Garden

Enclosed garden with full width patio and lawn beyond with well stocked shrub borders. Large area of composite decking with pergola and wooden gazebo with power and heating creating a lovely private area for outdoor entertaining.

Directions

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, then take the first left into Webbington Road. Take the first left into Tavinor Drive. Take the first turning on the right into Stapleford Close and and the property will be found in the right hand corner of the cul-de-sac.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £515,000

Utility Room

Double glazed door to rear. Luxury vinyl tiled floor. Cupboard base unit and matching wall mounted cupboard housing Worcester boiler. Granite worksurfaces with upstands and tiled splash backs. Single bowl single drainer stainless steel sink unit with pull out spray mixer tap. Spotlights.

First Floor Landing

Oak staircase and banisters. Access to roof space. Cupboard housing hot water tank. Oak doors to:

Master Bedroom

Double glazed window to front. Radiator. Built-in double wardrobe. Door to:

Refitted En-Suite Shower

Obscure double glazed window to front. Radiator. Shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Mirror with light. Fully tiled walls. Spotlights.

Bedroom Two

Double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three

Double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Four

Double glazed window to rear. Radiator. Built-in cupboard. Three wall lights.

Refitted Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome filler, shower over and shower screen. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Fitted furniture with marble worktop. Mirror with light. Wood laminate flooring with under floor heating. Fully tiled walls. Spotlights.

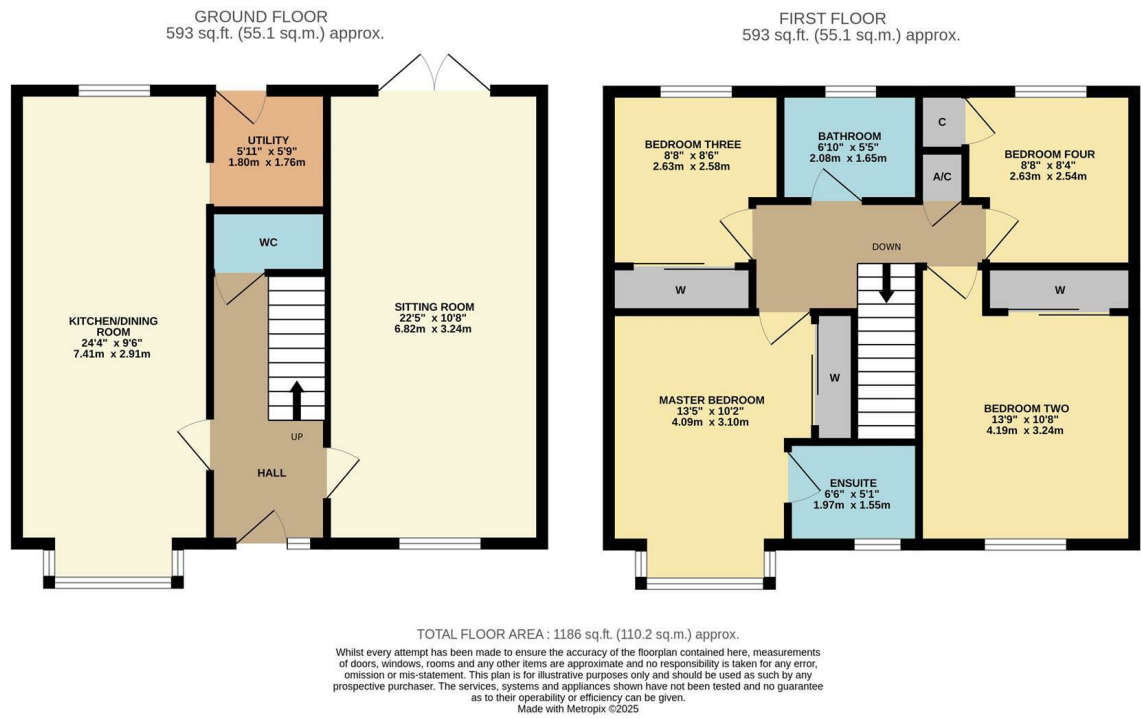
Outside

ENERGY PERFORMANCE GRAPHS

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

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)