



15 Oak Road  
Chippenham

GOODMAN WARREN BECK



# 15 Oak Road, Chippenham SN14 0XJ

A modern well presented three bedroom detached house ideally situated in this sought after area on the western side of town offering swift and convenient access to a wide range of amenities and offered for sale with NO ONWARD CHAIN. The ground floor accommodation offers an entrance porch with guest cloakroom, a good size sitting/dining room with patio doors to a double glazed conservatory and a kitchen/breakfast room with a range of fitted units and built-in oven and hob. The first floor has a master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a double width driveway providing off road parking leading to an integral which has currently been divided into separate areas. To the rear is an enclosed garden enjoying a good degree of privacy and with a further area to the side with a shed and storage area.

## SITUATION

The property is conveniently situated on the very western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles to north of the town. Local shops and amenities are close to hand as are the Sainsburys and Morrisons supermarkets.

## ACCOMMODATION COMPRISING:

Double glazed door to:

## ENTRANCE HALL

Radiator. Door to sitting/dining room. Door to:

## CLOAKROOM

Obscure double glazed window to front. Radiator. Wall hung wash basin with tiled splash back. Close coupled WC.

## SITTING ROOM

Double glazed window to front. Radiator. Feature electric fire. Doors to stairs. Coving. Opening through to:

## DINING AREA

Radiator. Coving. Door to Kitchen. Double glazed sliding patio doors to:

## CONSERVATORY

Double glazed with French doors to garden. Electric heater. Tiled floor.

## KITCHEN/BREAKFAST ROOM

Double glazed window and door to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with extractor over. Integrated dishwasher. Space and plumbing for automatic washing machine. Space for fridge/freezer. Cupboard housing boiler. Tiled floor.

## INNER HALL

Door to garage. Radiator. Stairs to first floor.

## FIRST FLOOR LANDING

Double glazed window to side. Doors to all bedrooms and bathroom. Access to loft. Cupboard housing hot water tank.

## MASTER BEDROOM

Double glazed window to front. Radiator. Fitted wardrobes. Door to:

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

£389,950

## EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Radiator. Shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Wood laminate flooring. Extractor.

## BEDROOM TWO

Double glazed window to rear. Radiator.

## BEDROOM THREE

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

## BATHROOM

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and separate shower over. vanity wash basin with cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Wood laminated flooring. Extractor. Shaver point.

## OUTSIDE

## FRONT GARDEN

Double width driveway providing off road parking. Remainder laid to gravel. Gated side access to rear garden.

GARAGE

Roller door. Power and light. The garage has been partitioned into two areas with a stud wall which could be easily removed.

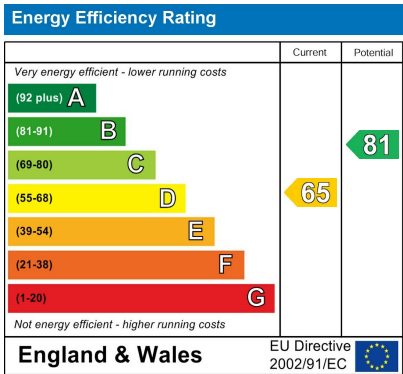
REAR GARDEN

Enclosed garden enjoying a good degree of privacy. Large paved seating area with gravel beyond.

DIRECTIONS

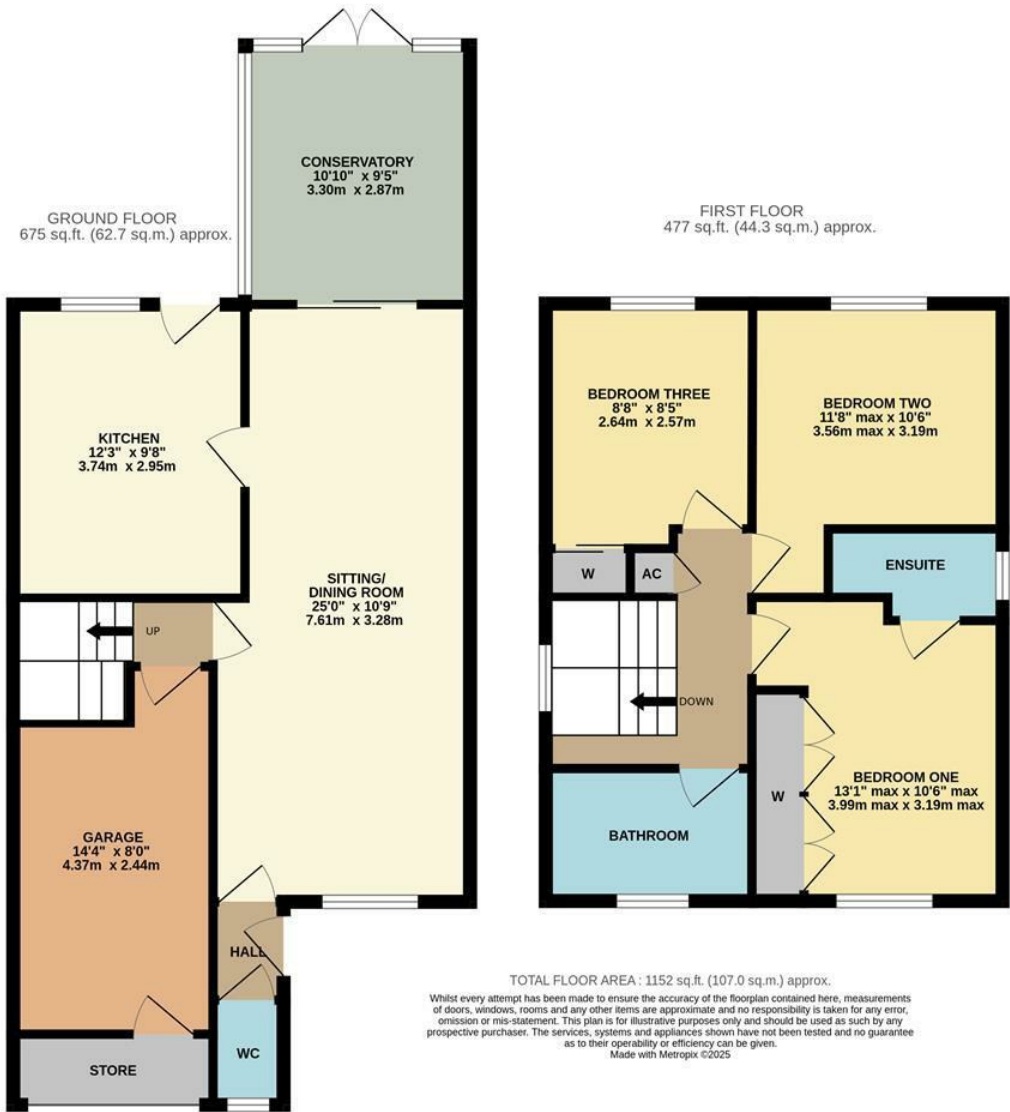
From the town centre continue up under the railway arch into Marshfield Road and take the left hand lane into Bristol Road. At the double mini roundabout continue over and at the next roundabout turn left onto the Western bypass. Follow the Western bypass down and take the first turning left into Drake Crescent, follow the road around to the right and take the next left into Oak Road.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)



