



19 Minster Way  
Chippenham

GOODMAN WARREN BECK

# 19 Minster Way, Chippenham SN14 0PY

An extended five bedroom detached house ideally situated in the sought after Queens Crescent area with the benefit of a large corner plot garden. The property has been completely renovated by the current owners and is now presented in show home condition throughout. The ground floor offers a reception hall with guest cloakroom, sitting room with Oak flooring a well appointed kitchen/dining room with fitted units, solid wood worksurfaces and French doors to the garden, additional family room with a second set of French doors to the garden and generous utility room with lots of fitted storage. On the first floor there is a good size main bedroom with dressing room, four further bedrooms, a quality family bathroom with bath and shower and another well appointed shower room with walk-in shower. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking and a large area of lawn. The enclosed gardens extend to the side and rear with lawn, decking and two patio areas.

## SITUATION

The property is conveniently situated in a mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

## ACCOMMODATION COMPRISING:

Entrance door to:

## RECEPTION HALL

Stairs to first floor with cupboard under. Wood laminate flooring. Radiator. Spotlights. Doors to:

## CLOAKROOM

Obscure double glazed window to front. Vanity wash basin with chrome mixer tap. Close coupled WC.

## SITTING ROOM

Double glazed window to front. Radiator. Oak flooring. Shelved alcove. Doorway to:

## KITCHEN/DINING ROOM

Double glazed window and French doors to rear. Radiator. Range of drawer and cupboard base units. Solid wood worksurfaces with matching upstands

and under mounted stainless steel sink with chrome mixer tap. Integrated dishwasher. Stainless steel range cooker (available by separate negotiation). Fridge/freezer (available by separate negotiation). Shelved alcove. Tiled floor. Spotlights. Doorway to:

## FAMILY ROOM

Double glazed French doors to rear. Contemporary style radiator. Wood laminate flooring. Spotlights. Door to:

## UTILITY ROOM

Obscure double glazed door to side. Contemporary style radiator. Cupboard base units. Worksurface with matching upstands and inset single bowl single drainer sink unit with mixer tap. Tall cupboards and drawers. Space and plumbing for washing machine. Further appliance space. Cupboard housing Worcester gas fired boiler.

## FIRST FLOOR LANDING

Access to roof space. Cupboard. Doors to:

## BEDROOM ONE

Double glazed window to rear. Radiator. Doorway to:

## DRESSING ROOM

Shelving and shelved alcove.

## GOODMAN WARREN BECK

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£499,950

## BEDROOM TWO

Double glazed window to front. Radiator.

## BEDROOM THREE

Double glazed window to rear. Radiator.

## BEDROOM FOUR

Double glazed window to front. Radiator.

## BEDROOM FIVE

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed window to side. Ladder radiator. Fully tiled shower cubicle. Panelled bath with mixer tap and tiling to principal area. Vanity wash basin with mixer tap and cupboard under. Close coupled WC. Spotlights. Extractor.

## SHOWER ROOM

Obscure double glazed window to front. Chrome ladder radiator. Walk-in shower. Wall hung vanity wash basin with counter top wash basin and chrome mixer tap. Close coupled WC.

## OUTSIDE

## FRONT GARDEN

Driveway providing off road parking and path to front

door. Large area of lawn with shrubs. Gated side access to rear garden.

## STORE

Electric roller door.

## REAR & SIDE GARDEN

Good size enclosed garden. Indian sandstone patio and large decked seating area. Laid to lawn with raised sleeper flower bed. Further decked area with pergola. Second large Indian sandstone paved seating area.

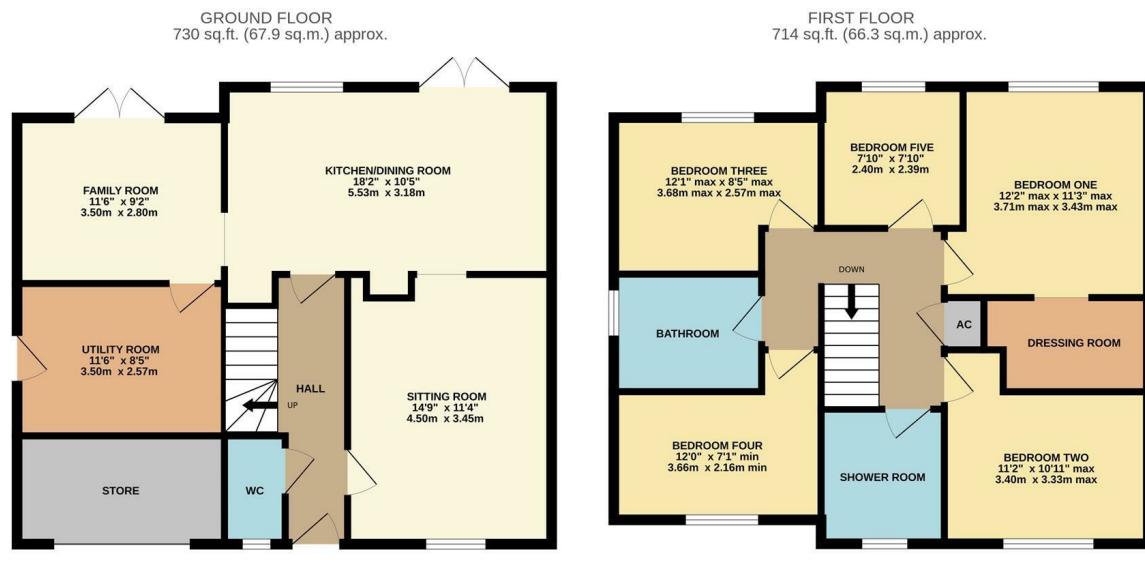
## DIRECTIONS

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent.

Take the first left into Minster Way and go past the turning to York Close. The property will then be found on the left hand side immediately before the turning into Wells Close.

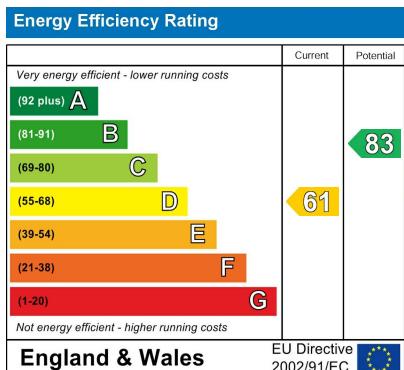
## AGENTS NOTE

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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