



16 Saxon Street, Chippenham, SN14 0LP

A stunning, much improved and significantly extended three/four bedroom semi detached house situated on a corner plot on the western side of town with a good size garden, an array of off road parking to the front and an attached double garage. The ground floor accommodation offers an entrance hall, dual aspect sitting room with feature fireplace, large kitchen/breakfast room with an extensive range of units with solid wood work surfaces, this then open through to a dining room with bi-fold doors to the garden, an inner hallway with utility area, double bedroom and shower room. The first floor boasts two generous double bedrooms, a good size third bedroom and a quality shower room with large walk-in style shower.

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£385,000

Situation

The property is ideally situated on the western side of town within walking distance of a most sought after primary school and senior schools, together with local shops. Good motor commuting to the larger centres of Bath, Bristol, London and Swindon. The town centre offers a comprehensive range of amenities including mainline railway station (London-Paddington).

Accommodation Comprising:

Double glazed entrance door to:

Entrance Hall

Upvc double glazed window to side. Stairs to first floor. Central heating thermostat. Doors to:

Sitting Room

Upvc double glazed window to front. Upvc double glazed French doors to rear. Radiator. Feature fireplace with oak beam and granite hearth with inset cast iron woodburning stove.

Kitchen/Breakfast Room

Upvc double glazed bay window to front. Upvc double glazed door to rear. Radiator. Range of high gloss drawer and cupboard base units and matching wall mounted cupboard with under unit lighting. Solid wood worksurfaces with undermounted butler sink with pull out style mixer tap. Integrated dishwasher. Breakfast bar. Space for Range style cooker with extractor over. Tiled splashbacks. Space for American style fridge/freezer. Spotlights. Opening through to:

Dining Room

Bifold doors to garden. Radiator. Door to:

shower cubicle. Counter top wash basin set on oak vanity unit with chrome mixer tap. Close coupled WC. Chrome ladder. Tiled floor. Spotlights.

Outside

Front Garden

Extensive block paved driveway providing an array of off road parking with low level wall to boundaries.

Double Garage

Electric roller doors. Power and light. Obscure Upvc double glazed door to rear.

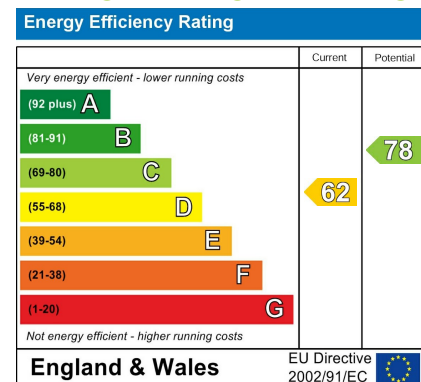
Rear Garden

Generous corner plot garden fully enclosed by fencing. Extensive decked seating area adjacent to bi-fold doors. Laid to lawn beyond with further paved seating area.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road which leads into Bristol Road. At the mini roundabouts turn left into Hungerdown Lane and then take the second left into Brook Street. Take the second right into Saxon Street where the property can be found on the left.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

Inner Hall

Spotlights. Door to bedroom and shower room. Archway to:

Utility Room

Radiator. Solid wood worksurfaces with two cupboards built-in under. Space for automatic washing machine. Space for tumble drier.

Bedroom

Upvc double glazed window to side. Radiator. Spotlights.

Shower Room

Obscure Upvc double glazed window to side. Chrome ladder radiator. Extra wide shower cubicle. Counter top wash basin on oak unit with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Spotlights. Extractor.

First Floor Landing

Access to roof space. Cupboard with Upvc double glazed window to rear. Doors to:

Bedroom One

Upvc double glazed window to front. Radiator. Cupboard housing combination boiler. built-in cupboard.

Bedroom Two

Upvc double glazed window to front. Radiator.

Bedroom Three

Upvc double glazed window to rear. Radiator. Built-in cupboard.

Bathroom

Two obscure Upvc double glazed window to rear. Large walk-in fully tiled

