





4 East Yewstock Crescent, Chippenham, SN15 1QR

An extended and much improved four bedroom detached house ideally situated in this most sought after area just a stones throw from the highly regarded secondary schools and easy walking distance of parks, the town centre and mainline station. The property is well presented throughout with the ground floor offering a reception hall, generous sitting room with attractive fireplace housing a wood burning stove and full width bi-fold doors opening to the garden, a bay windowed family room with fireplace, a kitchen/dining room with a second set of bi-fold doors, useful utility and guest cloakroom. The first floor boasts an impressive master bedroom with en-suite shower room, two further double bedrooms, fourth bedroom and a large family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a generous block paved driveway providing off road parking and an area of lawn to the side with a mature tree. To the rear is a good size garden enjoying a good degree of privacy with large patio area, lawn, mature shrubs and fruit trees and a shed/workshop with tiled roof.

Situation

The property is situated in this sought after area of the town offering easy access to a wide range of amenities. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c. 4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

Accommodation Comprises

Recessed Porch

Composite entrance door with double glazed side panels to:

Reception Hall

Stairs to first floor with recess under. Radiator. Karndean luxury vinyl flooring. Doors to:

Sitting Room

Two double glazed windows to side. Bi-fold doors opening to the garden. Two radiators. Attractive stone fireplace with brick hearth and inset cast iron wood burning stove. Picture rail. Karndean luxury vinyl flooring.

Family Room

Double glazed bay window to front. Radiator. Feature open fireplace with stone surround and hearth. Picture rail.

Kitchen/Dining Room

Two double glazed windows to side. Bi-fold doors opening to the garden. Two radiators. Extensive range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Integrated dishwasher.

Family Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Fitted cupboard. Spotlights.

Outside

Front Garden

Extensive block paved driveway providing off road parking. Laid to lawn with tree and flower and shrub border. Gated side access to rear garden.

Rear Garden

Good size garden enjoying a good degree of privacy. Large full width paved seating area with low level retaining wall and steps upto lawn. Range of mature shrubs and fruit trees. Large garden shed/workshop with tiled roof.

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 left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue then right at the junction into East Yewstock Crescent.

GOODMAN WARREN BECK

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Offers Over £700,000

Space for range cooker with extractor over. Tiled floor. Spotlights to kitchen area. Picture rail.

Inner Hall

Double glazed window to front. Tiled floor. Doors to:

Utility Room

Double glazed door to side. Range of cupboard base units. Rolled edge worksurfaces with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Wall mounted cupboards. Tiled floor. Spotlights. Wall mounted gas fired Worcester boiler.

Cloakroom

Obscure double glazed window to side. Chrome ladder radiator. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Tiled floor.

First Floor Landing

Access to roof space. Deep cupboard housing hot water tank. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Vanity wash basin with tiled splashback. Close coupled WC. Spotlights.

Bedroom Two

Double glazed bay window to front. Radiator. Picture rail.

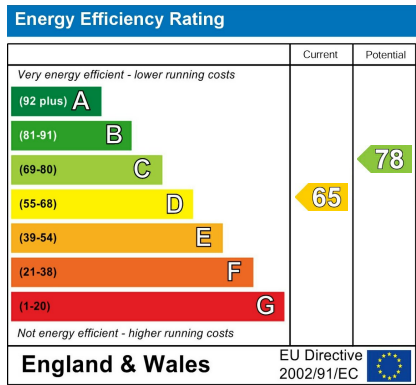
Bedroom Three

Double glazed window to rear. Radiator. Access to eaves storage.

Bedroom Four

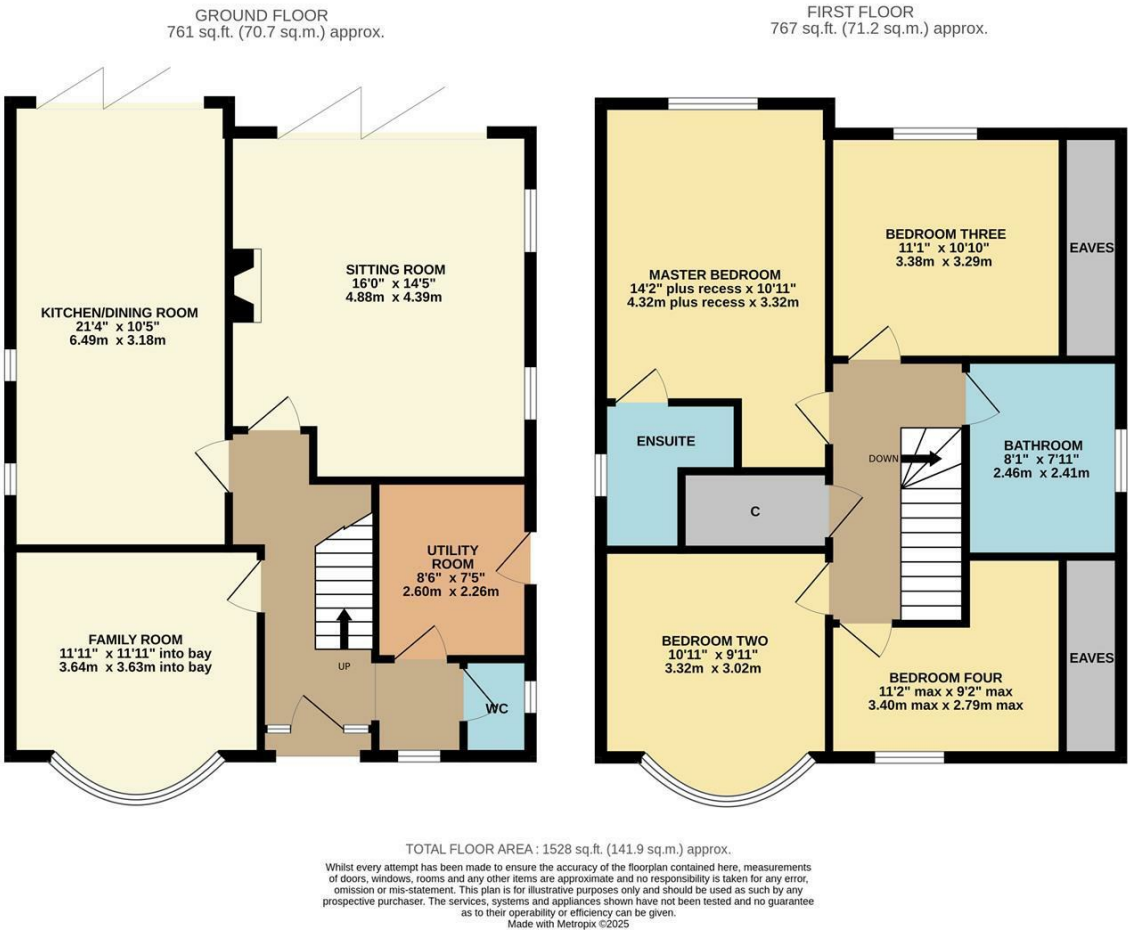
Double glazed window to front. Radiator. Access to eaves storage.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



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