



48 Park Avenue, Chippenham, SN14 0HA

An extended double fronted four bedroom semi detached house ideally situated towards the end of this sought after cul-de-sac offering easy access to a wide range of amenities including schools, town centre and mainline station with a DETACHED DOUBLE GARAGE and offered for sale with NO ONWARD CHAIN! Well presented throughout the accommodation on the ground floor offers a spacious and welcoming reception hall, an impressive kitchen/dining/family room fitted with an extensive range of units including a large central island this is then complimented by a separate sitting room and dining room both with bay windows, additional study, useful utility room and guest cloakroom. The first floor boasts a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a large block paved driveway providing ample off road parking and to the rear is a large rear garden enjoying a good degree of privacy leading to the detached double garage.

Situation
The property is most conveniently situated towards the end of a cul-de-sac within walking distance of the town centre, mainline rail station, primary and senior schools and the picturesque delightfully maintained John Coles Park. The property is within walking distance of many of the towns sports facilities. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising
Obscure double glazed entrance door and side panels to:

Reception Hall
Stairs to first floor. Tiled floor with fitted doormat. Coving. Spotlights. Doors to:

Dining Room
Double glazed bay window to front. Radiator. Feature fireplace with granite hearth and inset wood burning stove. Coving. Spotlights.

Kitchen/Dining/Family Room
Double glazed French doors and window to rear. Skylight. Radiator. Extensive range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Granite work surfaces with matching upstands and under mounted one and a half bowl ceramic sink unit. Matching central island incorporating a breakfast bar. Integrated dishwasher and wine cooler. Range cooker (available by separate negotiation) with extractor over. Tall cupboards. Space for American style fridge/freezer. Tiled floor. Coving. Spotlights. Cast iron wood burning stove on granite hearth. Door to:

Sitting Room
Double glazed bay window to front. Radiator. Engineered oak flooring. Spotlights. Coving.

Lobby
Tiled floor. Spotlights. Coving. Doors to:

Outside
Front Garden
Extensive area of block paving providing off road parking for three vehicles.

Rear Garden
Good size enclosed garden enjoying a good degree of privacy, Large full width patio area with an area of artificial lawn beyond with path the leading to a further gravelled area. Range of mature shrubs. Large wood store. Further gravelled area with gated access allowing for further parking.

Double Garage
Electric roller door. Two skylight windows. Double glazed French doors and window to the side. Double glazed door and side panels to rear. Power and light.

Directions
From the town centre proceed up New Road under the railway arches and into Marshfield Road. Stay in the left hand lane and proceed over the mini roundabout onto Bristol Road. Take the second left into Park Avenue and follow the road towards the end where the property will be found on the right hand side.

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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £499,950

Study
Double glazed window to rear. Radiator. Tiled floor. Spotlights. Coving.

Utility Room
Cupboard base unit and matching wall mounted cupboards. Granite work surfaces with matching upstands and under mounted one and a half bowl ceramic sink unit with mixer tap. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired combination boiler. Spotlights. Coving.

First Floor Landing
Spotlights. Coving. Doors to:

Master Bedroom
Double glazed window to front. Radiator. Spotlights. Coving. Door to:

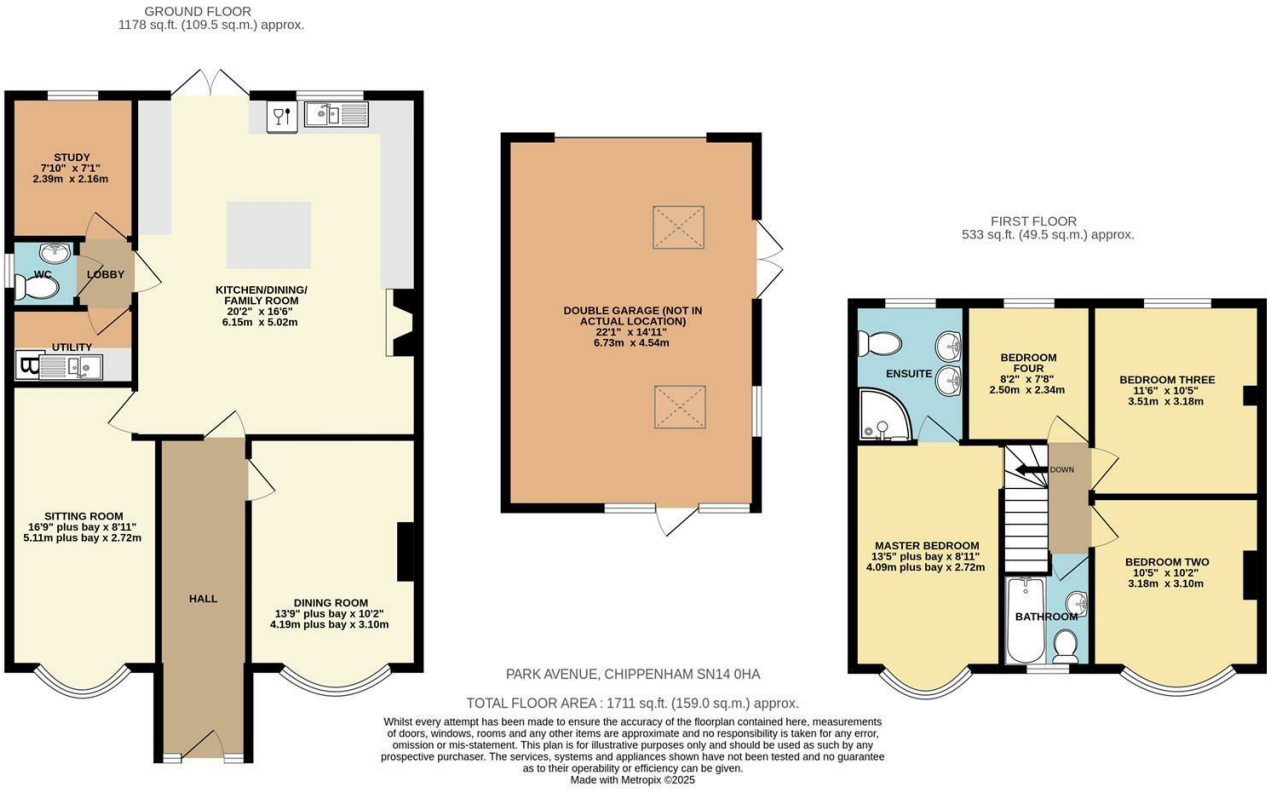
En-Suite Shower Room
Obscure double glazed window to rear. Chrome ladder radiator. Fully tiled corner shower cubicle. Twin countertop wash basins with tiled splash backs. Close coupled WC. Tiled floor. Spotlights. Coving.

Bedroom Two
Double glazed window to rear. Access to boarded roof space with ladder, power and light.

Bedroom Three
Double glazed window to front. Radiator. Spotlights. Coving.

Bedroom Four
Double glazed window to rear. Radiator. Spotlights. Coving.

Family Bathroom
Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment, shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Tiled floor. Spotlights. Coving.



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)