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ESTATE AGENTS



O'Donnell Close, Chippenham

Guide price £325,000

This three bedroom detached home ideally situated within this select development and within easy reach of Chippenhams' commuter links. The well appointed accommodation provides; entrance hall, downstairs cloakroom, living room with bay window, kitchen/dining room and utility room. To the first floor the landing leads to the main bedroom with en-suite shower room, two further double bedrooms and family bathroom. Externally the property benefits front and rear gardens, attached single garage and driveway parking.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements, the accommodation comprises:

Entrance Hall

Upvc double glazed door to front, doors to lounge, kitchen / dining room and downstairs cloakroom, matt well, radiator.

Cloakroom

Two piece suite comprising low level w/c and pedestal wash hand basin with tiled splash back, extractor fan.

Living Room 4.01 x 3.96 (13'2" x 13'0")

Upvc double glazed bay window to front, electric fire place with marble effect hearth and back with wooden mantle and surround, gas point, door to entrance hall, radiator.

Kitchen/Dining Room 5.49 x 3.30 (18'0" x 10'10")

Upvc double glazed window to rear, double glazed sliding doors to rear patio area, door to entrance hall and open to utility room. Fitted kitchen offering a range of matching wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for electric oven with cooker hood over, space for fridge freezer, radiator, tiled flooring and carpeted to dining area. Large under stairs storage cupboard.

Utility Room

Double glazed door to side, open to kitchen, base units with rolled edge work surfaces over, part tiled, space and plumbing for automatic washing machine, wall mounted gas fired boiler, tiled flooring.

First Floor Landing

With stairs rising from the entrance hall, access to roof space, door to airing cupboard housing the hot water cylinder, door to:

Bedroom One 3.43 x 3.40 (11'3" x 11'2")

Upvc double glazed window to front, radiator, built in double wardrobes, door to:

En-Suite Shower Room

Obscured uPVC double glazed window to front, white suite comprising; corner shower cubicle, pedestal wash hand basin and low level w/c, part tiling, extractor fan.

Second Bedroom 3.00 x 2.41 (9'10" x 7'11")

Upvc double glazed window to rear, radiator.

Third Bedroom 2.44 x 2.41 (8'0" x 7'11")

Upvc double glazed window to rear, radiator.

Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece white suite comprising bath with mixer shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, extractor fan.

Front Garden

The front garden is mainly laid to lawn, path to front door and to gated side access.

Rear Gardens

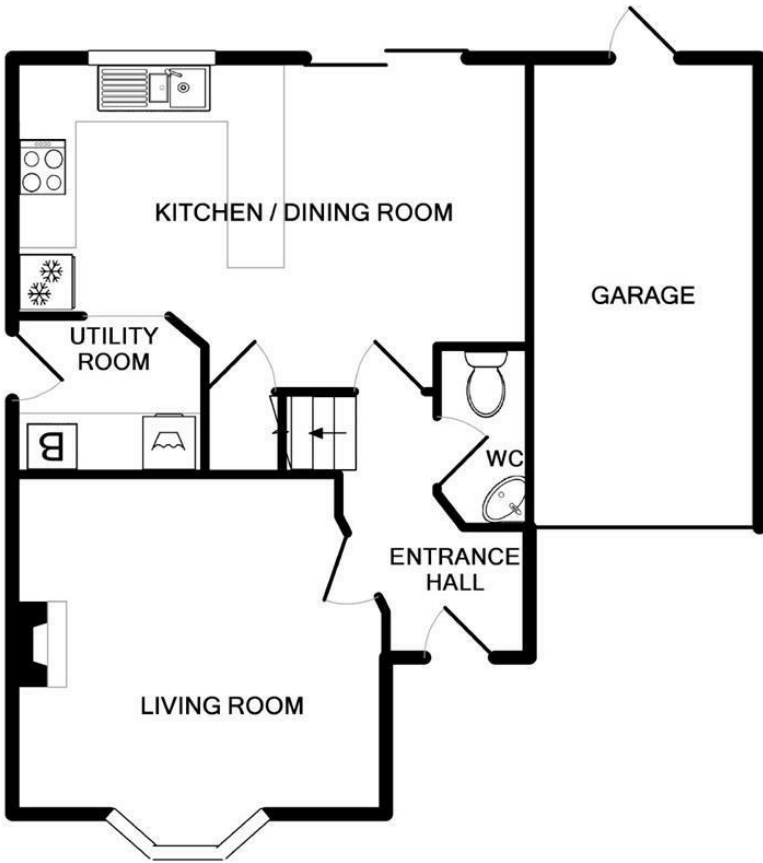
The rear garden is private and landscaped with decorative drystone walling, there is an area laid to lawn, large raised patio, timber shed. A path leads to a personnel door to the rear of the garage, side access door into the utility room and gated access to the front garden.

Garage & Driveway 4.98 x 2.44 (16'4" x 8'0")

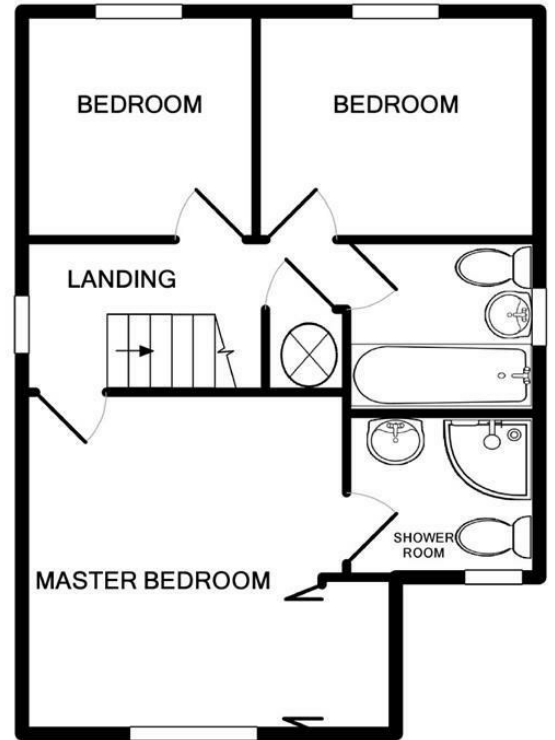
With up and over single garage door to front and personnel door to rear, power and light, eves storage.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing