



An immaculately presented and detached modern family home located near a choice of local amenities, schools and parks. The accommodation briefly comprises; entrance hall, cloakroom, sitting room, kitchen breakfast room and utility room to the ground floor. The first floor provides; master bedroom with en-suite shower room, three further bedrooms and family shower room. Externally the property enjoys a generous plot with front and enclosed rear gardens, single garage and off road parking. An internal viewing is highly recommended; available with No Onward Chain.

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

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. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. 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 Canopy

Entrance Hall

Composite Door to front, Upvc double glazed window to front, doors to lounge, kitchen/dining area, WC, stairs to first floor landing, under stairs cupboard, wooden flooring, radiator.

Cloakroom

Obscured Upvc double glazed window to front, two piece white suite comprising low level WC and vanity wash hand basin with tiled splash back, extractor fan, wooden flooring.

Lounge 6.68m x 3.38m (21'11" x 11'01")

Upvc double glazed window to front, french doors to rear, electric fire place and surround, door to hallway, radiators.

Kitchen/Dining Area 6.68m x 3.56m (21'11" x 11'08")

Upvc double glazed windows to front and rear, doors to entrance hall and utility room, french doors to rear garden, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to work surfaces, splash backs, integrated double electric oven and four ring electric hob with matching cooker hood over, built in dishwasher and fridge freezer, radiator, wooden flooring, spot lighting.

Utility Room 2.01m x 1.68m (6'07" x 5'06")

Double glazed door to garden, fitted with a matching range of wall and base units, stainless steel sink drainer inset to work surfaces, splash backs, space and plumbing for automatic washing machine, wall mounted boiler, radiator, wooden flooring.

Landing

Airing cupboard, radiator, access to roof void.

Bedroom One 3.61m x 3.30m (11'10" x 10'10")

Upvc double glazed window to rear, radiator, built in double wardrobes.

En Suite

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising shower cubicle, vanity wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

Bedroom Two 3.45m x 3.33m (11'04" x 10'11")

Upvc double glazed window to rear, radiator, built in double wardrobe.

Bedroom Three 2.97m x 2.95m (9'09" x 9'08")

Upvc double glazed window to front, radiator, built in double wardrobe.

Bedroom Four 3.28m x 2.29m (10'09" x 7'06")

Upvc double glazed window to front, radiator, built in double wardrobe.

Shower Room

Obscured Upvc double glazed window to front, fitted with a three piece white suite comprising double shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

Front Garden

Mature hedge with gate leading to pathway, laid to lawn with side gate.

Rear Garden

Fully enclosed rear garden, laid to lawn with mature planting and large patio area with pathway leading to garage personal side door. Large timber shed.

Garage

Single garage with up and over door and parking in front.

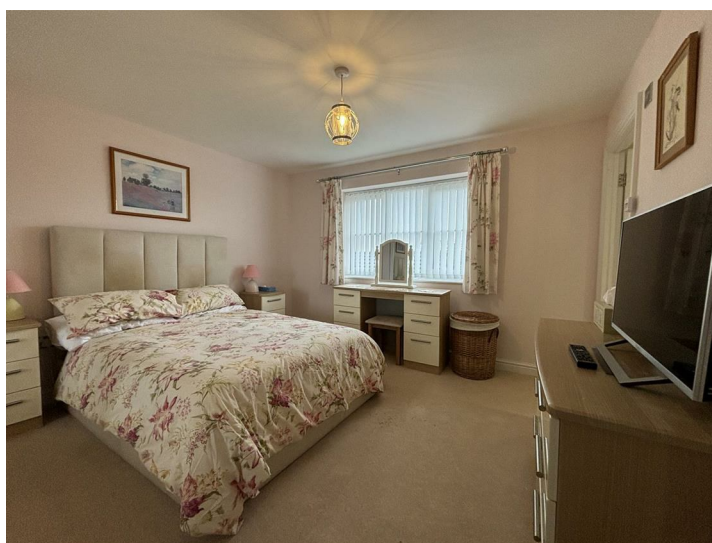
Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

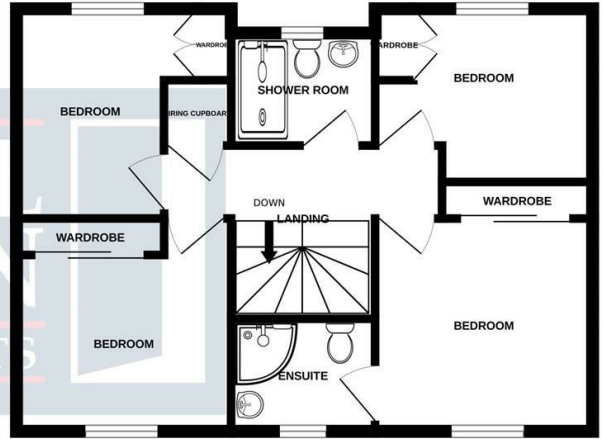
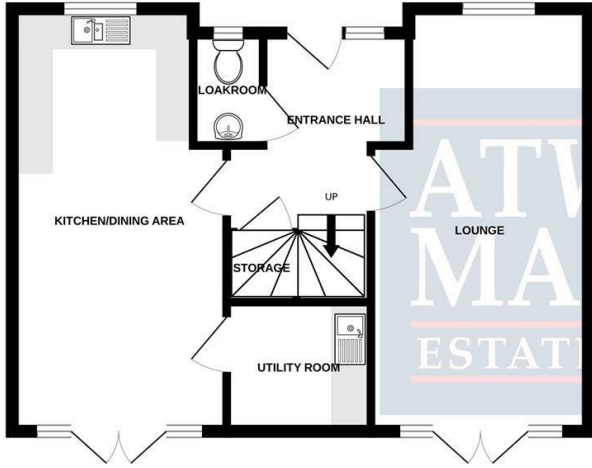
Tenure - Freehold





GROUND FLOOR

1ST FLOOR



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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) 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			
(69-80) C			
(55-64) 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