



An ideally located three bedroom family home situated in a popular area for families and commuters. Within walking distance of beautiful parks, the town centre and mainline train station this property is also near a choice of shops primary and secondary schooling. The accommodation comprises, entrance porch, cloakroom, living room, kitchen/dining room. The first floor offers master bedroom with en-suite and dressing room/bedroom four, second double bedroom and bathroom. There is also a further double bedroom on the second floor. Externally the property benefits a generous rear garden, attached garage and driveway parking.

#### Situation

Chippenham itself 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 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 Hall

Door to lounge and cloakroom, carpeted stairs to first floor landing, radiator, ceramic tiled flooring.

#### Cloakroom

Upvc obscured double glazed window to front, two piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back, ceramic tiled flooring.

#### Living Room 4.34m x 3.68m (14'3" x 12'1")

Upvc double glazed box window to front, door to hallway and kitchen, under stairs storage cupboard, radiator, vinyl flooring.

#### Kitchen / Dining Room 4.67m x 2.74m (15'4" x 9')

Upvc double glazed window to rear, door to living room, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl ceramic sink drainer inset to rolled

edge work surfaces, part tiled, integrated electric double oven and four ring electric induction hob, space and plumbing for automatic washing machine, space for dishwasher, space for fridge freezer, wall mounted combination boiler, radiator, vinyl flooring.

#### First Floor Landing

With stairs from the entrance hall and doors to...

#### Master Bedroom 3.66m x 2.69m (12' x 8'10")

Upvc double glazed window to front, radiator, carpeted, doors to en-suite and dressing room/bedroom four.

#### En-Suite Shower Room

Fitted with a three piece white suite comprising with double shower cubicle, pedestal wash hand basin and low level WC, part tiling, radiator, vinyl flooring.

#### Dressing room/Bedroom Four 2.92m x 2.16m (9'7" x 7'1")

With access from the master bedroom, double glazed window to front, built in wardrobes, radiator, part carpeted & vinyl flooring.

#### Second Bedroom 2.62m x 2.62m (8'7" x 8'7")

Upvc double glazed window to rear, radiator, vinyl flooring.

#### Bathroom

Upvc obscured double glazed window to rear, fitted with a three piece white suite comprising shower/bath with mixer shower over, pedestal wash hand basin, low level WC, all with chrome fittings, part tiling, radiator, extractor fan, tiled floor.

#### Second Floor Landing

With double glazed Velux window to rear, storage cupboard, door to...

#### Third Double Bedroom 3.58m x 2.77m (11'9" x 9'1")

Two Velux double glazed windows to front, radiator, two large built in wardrobes, vinyl flooring.

#### Externally

#### Front Garden

With mature hedging to front, path to front door, space for recycling boxes and bin area.

#### Rear Garden

Mainly fence enclosed and laid to lawn with green house, outside tap, shed, path to garage.

#### Attached Garage & Driveway 5.38m x 2.72m (17'8" x 8'11")

Single up and over door, door to garden, eaves storage, power and light.

#### Property Information

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

Wiltshire Council Tax - Band D

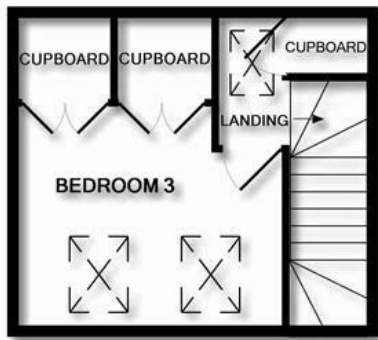
Tenure - Freehold







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.  
 Made with Metropix ©2016



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-38) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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