



Situated within one of Chippenham's most sought after postcodes, this five bedroom detached property offers flexible living accommodation and sits within a large established plot with well-maintained front and rear gardens. The property was originally built in the 1950s and has seen a number of improvements over the years, with the accommodation based around a good sized entrance hall with access leading to a cloakroom, large lounge with doors leading to the dining room with conservatory off. The large open plan kitchen creates a focal point for the family with central island breakfast bar and fitted appliances, along with door leading to the separate utility room. On the first floor, the landing leads to the family bathroom and two bedrooms with the main bedroom benefiting from an en-suite. Walking through bedroom five/study leads to a separate landing with door to both bedrooms. The property offers plenty of off road parking to the front, along with a double garage and is offered for sale 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 including 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:

Glazed Entrance Porch

Glazed front door leading into fully glazed entrance porch. Laminate flooring & door into hallway.

Hallway

With doors to sitting room, dining room, cloakroom and kitchen. Under stairs storage cupboard & large cloak cupboard. Laminate flooring. Stairs to first floor.

Cloakroom

Fully tiled walls with pedestal wash hand basin & low level wc, large wall mirror with inset lighting & laminate flooring.

Lounge 6.76m x 5.44m (22'02" x 17'10")

With window to front and rear, double patio doors to rear garden & terrace. Fireplace inset into stone hearth and surround. Glazed doors to dining room.

Dining Room 6.25m x 3.33m (20'06" x 10'11")

Double glazed doors to conservatory, double glazed doors to terrace. Window to side. Stone fireplace.

Conservatory 4.01m x 3.63m (13'02" x 11'11")

Glazed conservatory with double patio doors leading out onto terrace and patio.

Kitchen 5.69m x 4.19m (18'08" x 13'09")

UPVC double glazed bay windows to front and rear, doors to entrance hall and garden, fitted kitchen offering a matching range of wall, base and display units, ceramic sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring induction hob with matching cooker hood over, dishwasher, built in fridge freezer, central island, radiator, tiled flooring, spot lighting.

Utility 2.11m x 1.19m (6'11" x 3'11")

UPVC double glazed window to front, door to kitchen, rolled edge work surfaces, washing machine, tumble dryer, wall mounted boiler, water softer.

Landing

Doors leading to bathroom and bedrooms, access to loft space, UPVC double glazed window to front.

Bedroom One 5.54m x 3.45m (18'02" x 11'04")

Range of fitted wardrobes and further storage cupboard. UPVC double glazed windows to front & rear.

En Suite

Fully tiled, low level wc, washbasin inset into large vanity storage unit and corner shower. Door into large airing cupboard with a good amount of shelving, spot lighting.

Bedroom Two 3.33m x 3.61m (10'11" x 11'10")

UPVC double glazed window to rear, fitted double wardrobes.

Inner Hallway

With eaves storage cupboards & doors to bedrooms.

Bedroom Three 4.70m x 3.81m (15'05" x 12'06")

UPVC double glazed window rear, eaves storage spot lighting.

Bedroom Four 4.19m x 2.41m (13'09" x 7'11")

UPVC double glazed window to rear, wall light.

Office/Bedroom Five 3.35m x 2.69m (11'00" x 8'10")

UPVC double glazed window front, shelving & storage.

Bathroom 3.33m x 2.16m (10'11" x 7'01")

With a UPVC double glazed window to side, tiled with a corner shower, pedestal wash hand basin, low level wc and bath. Two towel rail radiators, spot lighting.

Front

To the front of the property is a driveway with parking for several cars and a double garage. The front is laid to lawn and surrounded by mature shrubs, trees and flower borders.

Rear Garden

To the rear is a well maintained garden with lawns, terrace and patio area. A summer house at the end of the garden with electric & light, power, phone and network connection and would be an ideal home office. A large pond with a small bridge over gives the garden a fantastic central focal point. To the side you will find a greenhouse and access to the front.

Double Garage

With electric door to front, power and light, window to rear, door to rear.

Property Information

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

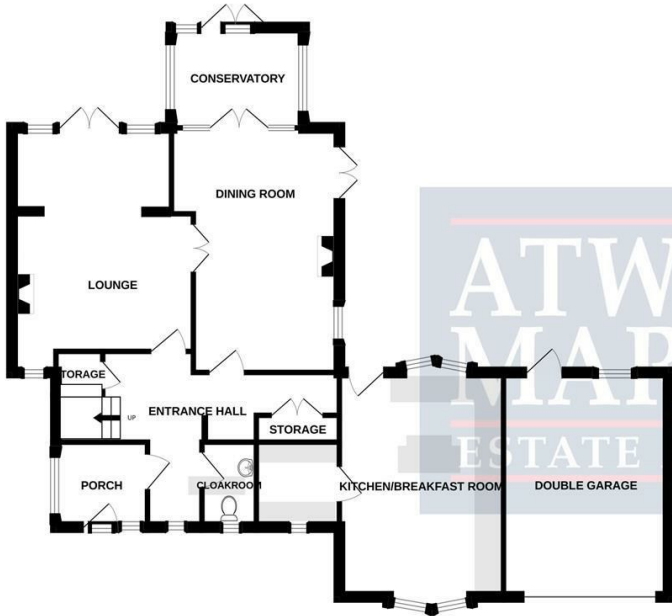
Wiltshire Council Tax - Band G

Tenure - Freehold

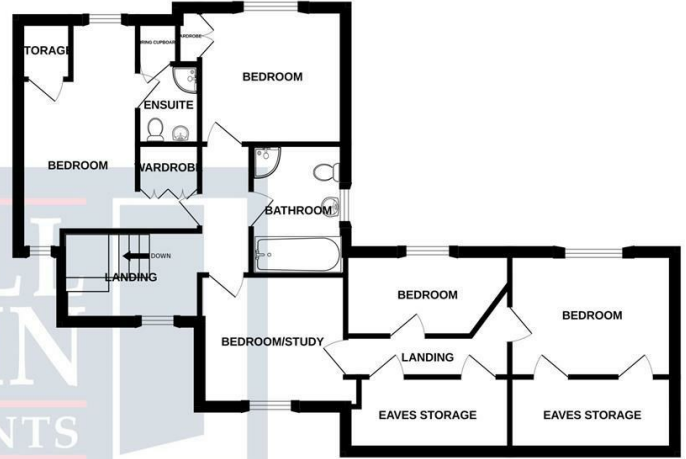




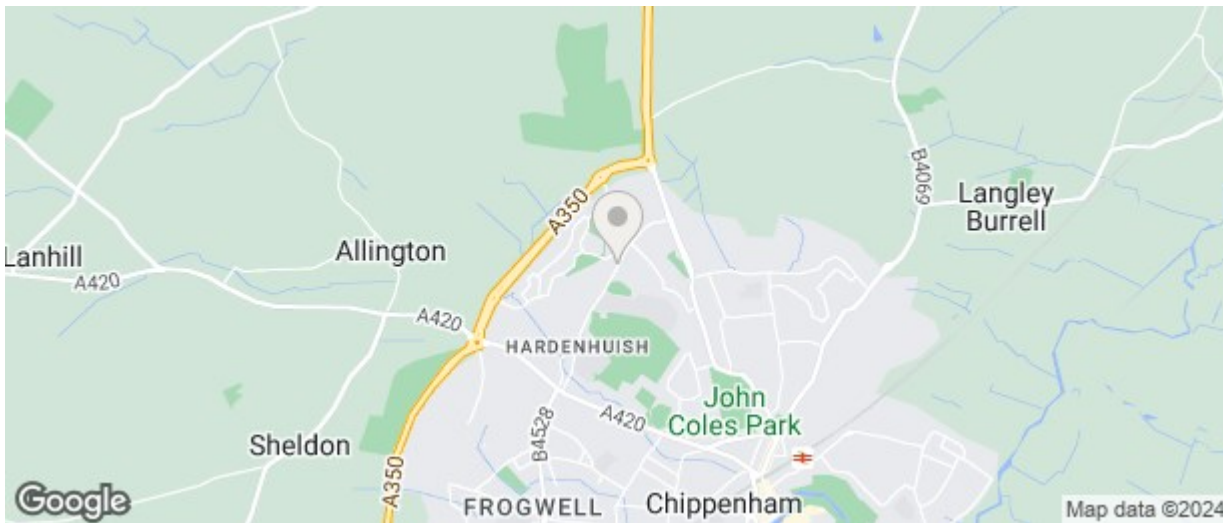
GROUND FLOOR



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			
(55-68) D		58	73
(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			
(55-68) 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