



This spacious four bed detached property built by Barratt homes in the 1990's situated in this small cul-de-sac of four similar executive style properties within convenient reach of the town and its amenities. Based on two floors the accommodation comprises, an entrance hall, cloakroom, study, bay fronted living room, dining room, a kitchen/breakfast room and a utility. On the first floor there are four bedrooms, an en-suite and family bathroom. Additional features include double glazing and gas heating. Externally there are front and enclosed rear gardens, drive parking and a large double garage with a high pitch roof and personal door to rear.

#### 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

The property enjoys a pleasant location within a small cul-de-sac of four similar prestigious properties constructed in the 1990's within easy access of the town centre, local amenities, and the River Avon with its delightful cycle path. The mainline rail station is ten minute walk as is the local primary school. M4 j17 is with easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance

Recessed entrance porch with entrance door and leaded double glazed windows to either side to:

#### Entrance Hall

Stairs to first floor with a useful cupboard below, radiator, recessed spotlights, Oak effect flooring.

#### Cloakroom

Leaded double glazed window to side. Refitted with concealed cistern WC. Vanity wash basin with cupboard under. Tiled flooring. Recessed spotlights.

#### Study 2.01m x 2.11m (6'07" x 6'11")

Leaded double glazed window to side. Radiator.

#### Lounge 4.52m x 3.40m (14'10" x 11'02")

Leaded double glazed bay window to front. Feature coal effect gas fire in ornate surround with marble inset and hearth. Radiator. TV aerial point. Double doors to:

#### Dining Room 3.40m x 3.30m (11'02" x 10'10")

Double glazed patio doors to rear. Radiator. Engineered oak flooring.

#### Kitchen 4.11m x 3.00m (13'06" x 9'10")

Double glazed window to rear. Refitted with stainless steel circular bowl and drainer inset with mixer tap inset in rolled edge worksurface with cupboard base unit under. Rolled edge worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Built-in stainless steel gas hob with extractor hood over. Integrated electric eye level double oven and dishwasher. Space for American style fridge freezer. Recessed spotlights. Radiator. Tiled flooring. Door to:

#### Utility Room 2.16m x 1.57m (7'01" x 5'02")

Upvc part obscure double glazed door to side. Stainless steel single drainer sink unit with cupboard base unit under. Rolled edge worksurface to side with space and plumbing for washing machine and tumble dryer under. Wall mounted cupboards. Gas fired boiler supplying radiator central heating. Tiled flooring. Radiator.

#### First Floor Landing

Access to insulated roof space with loft ladder. Airing cupboard housing lagged hot water tank with shelving.

#### Bedroom One 3.84m x 3.43m (12'07" x 11'03")

Leaded double glazed window to front. Radiator, Door to:

#### En Suite 1.85m x 1.35m (6'01" x 4'05")

Leaded double glazed window to front. Refitted with recessed tiled shower cubicle. Concealed cistern W/C and vanity wash basin with cupboard under. Heated towel rail/radiator. Tiled flooring with underfloor heating. Extractor fan. Recessed spotlights.

#### Bedroom Two 3.12m x 2.79m (10'03" x 9'02")

Double glazed window to rear. Radiator. Built-in Double wardrobe.

#### Bedroom Three 3.38m x 2.18m (11'01" x 7'02")

Leaded double glazed window to front. Radiator.

#### Bedroom Four 3.40m x 2.67m (11'02" x 8'09")

Leaded double glazed window to rear. Radiator.

#### Bathroom

Obscure double glazed window to rear. Refitted suite comprising 'jacuzzi' panelled bath with shower over with screen. Concealed cistern W/C. Vanity wash basin with cupboard under. Wall mounted cupboards. Heated towel rail/radiator. Extensive tiling. Tiled flooring with underfloor heating. Extractor fan. Recessed spotlights.

#### Front

Double width driveway to front of garaging. Gated side access. Lawn area with shrub borders.

#### Double Garage

Two up and over doors to front, one electronically operated. Super size with window and part glazed door to rear. Power and light. Eaves storage.

#### Rear Garden

Fully landscaped on two levels and enclosed by fencing. Two patio areas. Large lawn area. Paved terrace to side.

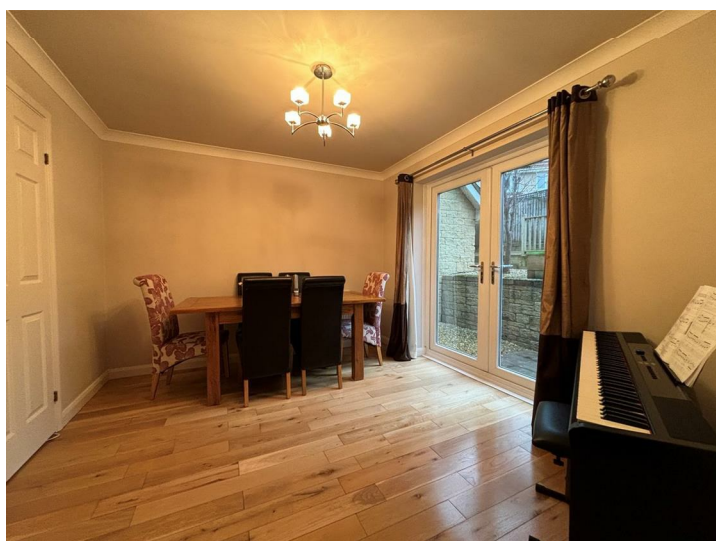
#### Property Information

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

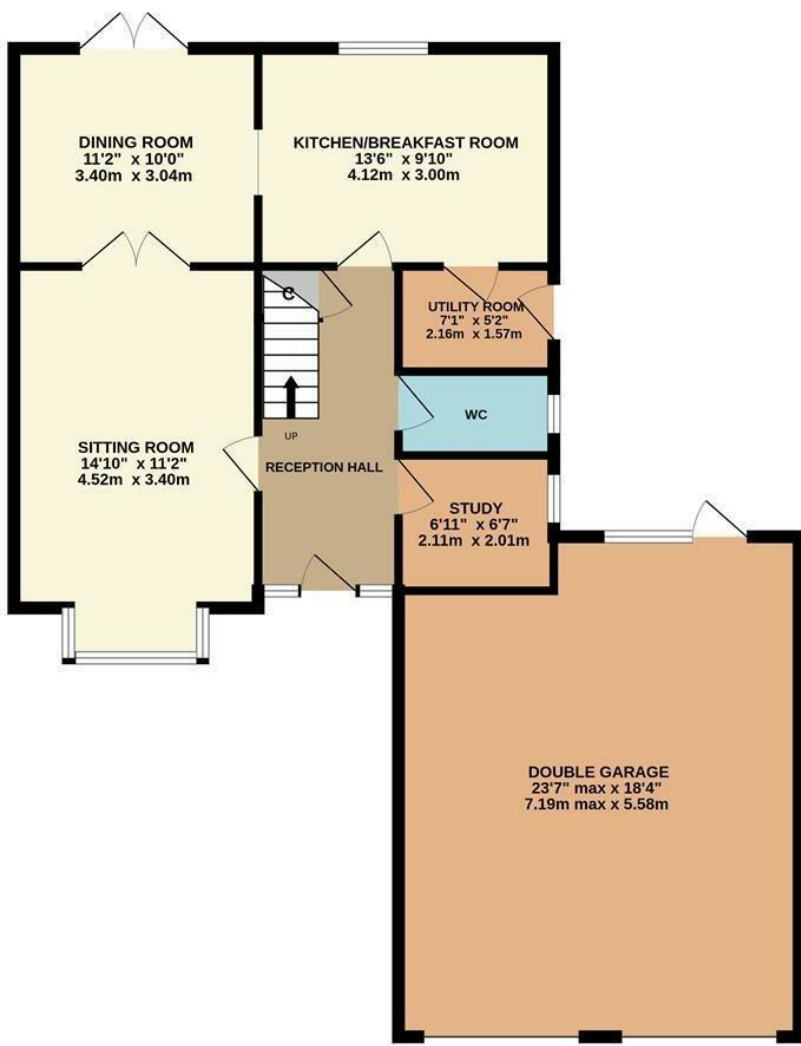
Wiltshire Council Tax - Band F

Tenure - Freehold

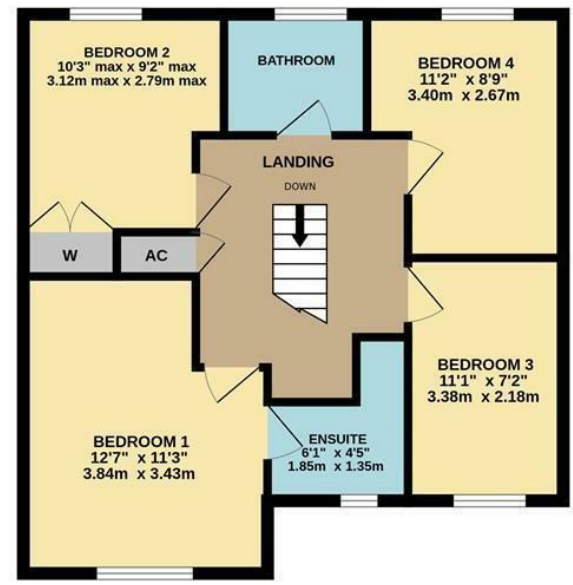




GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.

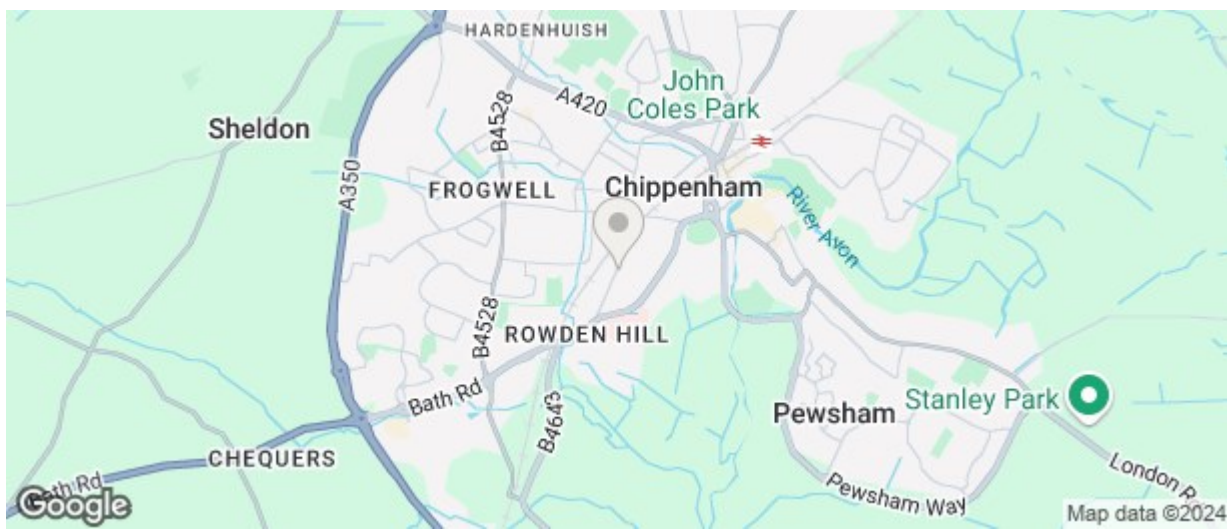


1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		80
	68	
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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