



A well presented three bedroom family home situated overlooking a green in a popular cul-de-sac on the Western side of town. The accommodation briefly comprises; entrance hall, sitting room, kitchen/dining room and conservatory to the ground floor. The first floor provides; master bedroom, two further bedrooms and family bathroom. Externally the property benefits a single garage located in a block, off road driveway parking and enclosed gardens to rear. An internal viewing is highly recommended.

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 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 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:

Ground Floor

Entrance Porch

With upvc double glazed door and window to front, glazed door and window to sitting room, laminate flooring.

Sitting Room 4.70m x 4.72m (15'5" x 15'6")

With upvc double glazed window to front, carpeted stairs to the first floor landing, living flame gas fire with marble effect hearth and back, wooden mantel and surround, radiator, carpeted.

Kitchen / Dining Room 4.72m x 2.92m (15'6" x 9'7")

Upvc double glazed window to rear, upvc double glazed sliding patio door to conservatory, French doors to sitting room, refitted kitchen offering a matching range of wall and base units, under stairs cupboard, pantry cupboard, stainless steel sink drainer inset to work surfaces, part tiled, integrated electric oven and four ring gas hob with matching cooker hood over, space and plumbing for automatic washing machine, space for dishwasher, space for under counter fridge, wall mounted combination boiler, radiator, laminate flooring.

Conservatory 4.62m x 2.49m (15'2" x 8'2")

With upvc double glazed windows and French doors to rear garden, converted to a fixed roof room for more year round use, laminate flooring.

First Floor

Landing

With carpeted stairs rising from the sitting room, access to loft space, airing cupboard, carpeted, doors to...

Master Bedroom 4.47m x 2.82m (14'8" x 9'3")

With upvc double glazed window to front, radiator, carpeted.

Second Bedroom 2.87m x 2.67m (9'5" x 8'9")

With upvc double glazed window to rear, built in wardrobe, radiator, carpeted.

Third Bedroom 2.87m x 1.80m (9'5" x 5'11")

With upvc double glazed window to front, built in over stairs cupboard, radiator, carpeted.

Family Bathroom 1.91m x 1.65m (6'3" x 5'5")

With obscured upvc double glazed windows to rear, fitted with a three piece suite comprising; bath with shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, full tiling, chrome heated towel rail, tiled flooring.

Externally

Front Garden / Parking

The front garden has been laid to block paving and had a dropped kerb to provide vehicle parking, path to front door.

Rear Enclosed Garden

The rear garden is fence enclosed with rear access gate,

Single Garage

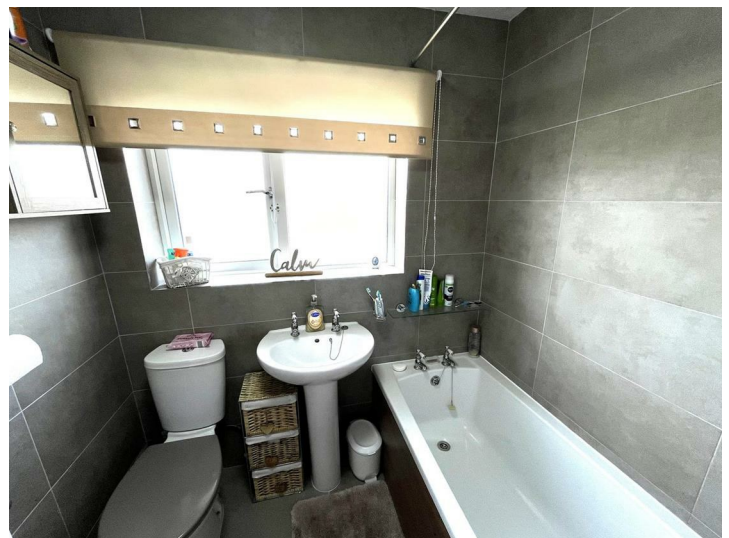
Situated in a block not far from the property is a single garage.

Property Information

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

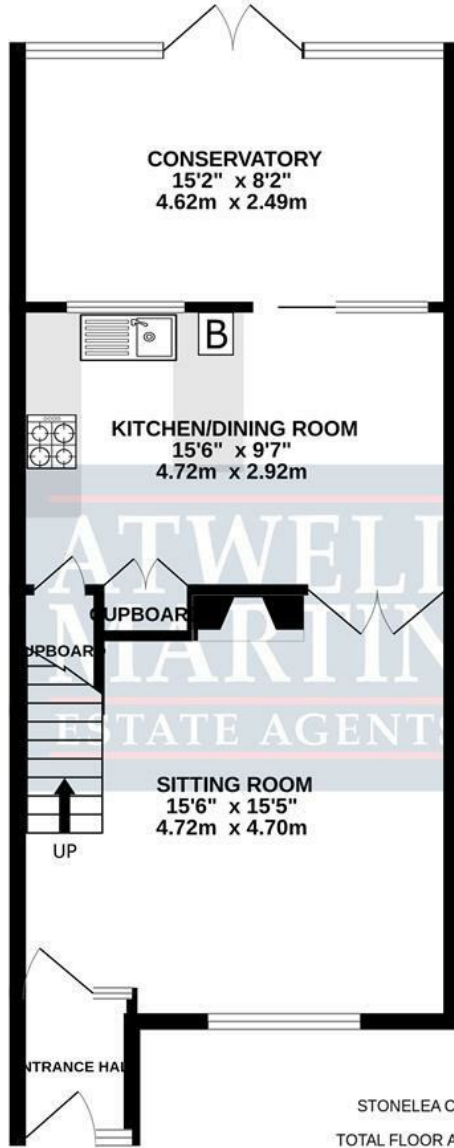
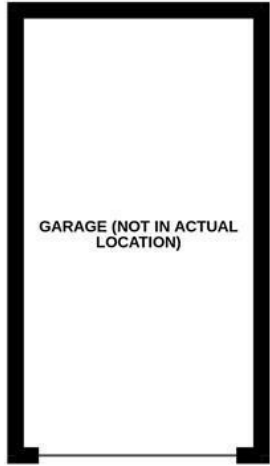
Wiltshire Council Tax - Band C

Tenure - Freehold

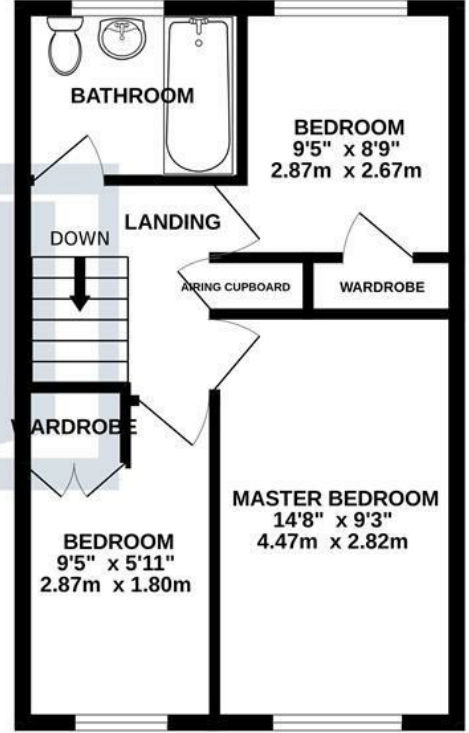




GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



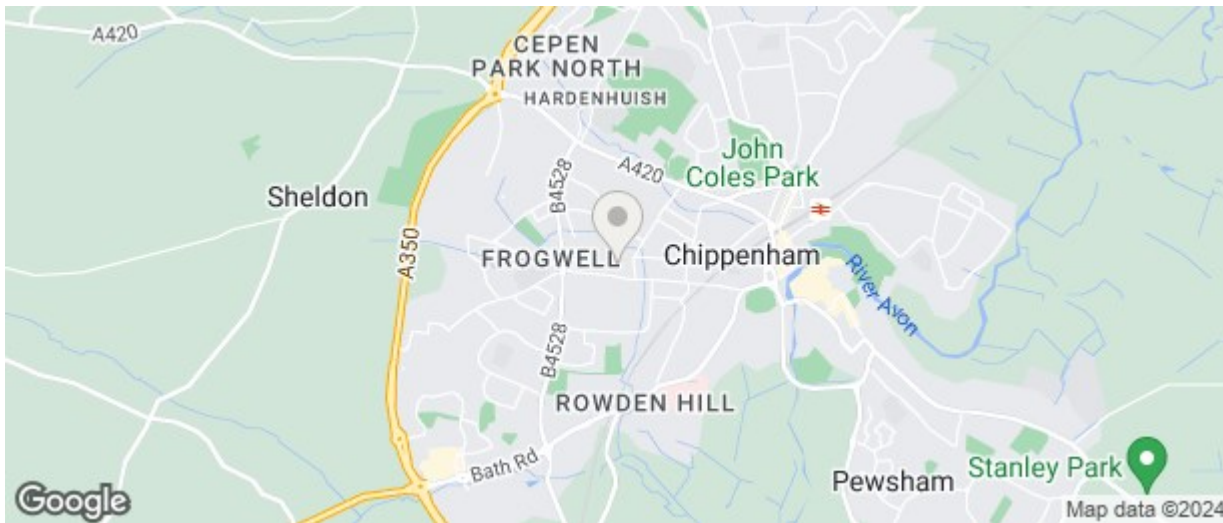
1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



STONELEA CLOSE CHIPPENHAM SN14 0DD

TOTAL FLOOR AREA : 839sq.ft. (77.9 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		87
(81-91) B		
(69-80) C	74	
(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		
(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