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Brookwell Close, Chippenham SN15 1PJ

Price Guide £950,000

An immaculately presented individual five bedroom detached family home situated towards the end of this highly desirable cul-de-sac. The accommodation briefly comprises; entrance hall, cloakroom, study, kitchen / breakfast room, utility room, sitting room, dining room, cinema / T.V. room, gym / studio and boot room to the ground floor. The first floor provides; master bedroom with en-suite shower room and dressing room, two bedrooms with en-suite facilities, two further bedrooms and family bathroom. Externally the property is located on a large plot with ample off road driveway parking and garage to front, large enclosed rear garden with outside kitchen, decked seating area and patio. Ideally situated within walking distance of popular schools and easy reach of road & rail commuter links.

Situation - Brookwell Close

Brookwell Close and the surrounding roads consist of individual and unique homes from the 1960s onwards. Many homes have extended and improved over the years and the area is highly sought after by families and professionals. 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 Hall

With upvc double glazed door to front, vinyl flooring, doors to...

Cloakroom

Fitted with a two piece suite comprising low level w/c and wash hand basin, fitted units, radiator, vinyl flooring.

Study 2.95m x 2.31m (9'8" x 7'7")

With upvc double glazed window to front, bespoke fitted desk with large walk in storage cupboard, radiator, vinyl flooring.

Cinema / T.V. Room 4.39m x 3.28m (14'5" x 10'9")

With upvc double glazed sliding patio door to rear, radiator, carpeted.

Kitchen / Breakfast Room 6.41m x 4m (21'0" x 13'1")

With two upvc double glazed windows to front, doors to entrance hall, inner hall and dining room, modern fitted kitchen offering a matching range of wall, base and display units, sink drainer inset to work surfaces, part tiled, space for range cooker with cooker hood over, integral dishwasher and integrated full height fridge and freezer, kick plate heater, vinyl flooring.

Inner Hallway

With upvc double glazed window to rear, door from the kitchen/breakfast room, doors to sitting room and utility room, carpeted stairs to the first floor landing.

Utility Room 1.76m x 3m (5'9" x 9'10")

With upvc double glazed door to rear garden, door from inner hall, fitted with a matching range of wall and base units, sink drainer inset to work surfaces, part tiled, space and plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler, fitted water softener, vinyl flooring.

Sitting Room 6.91m x 3.78m (22'8" x 12'5")

With upvc double glazed window to rear, upvc double glazed French doors to rear deck, radiator, carpeted flooring.

Dining Room 4.93m x 3.78m (16'2" x 12'5")

With two upvc double glazed windows to front, open to kitchen/breakfast room, French doors to sitting room, door to boot room & gym/studio, radiator, carpeted.

Boot Room

With upvc double glazed window to front, upvc double glazed door to side, fitted storage units, sink drainer inset to worksurface, door to dining room, radiator, vinyl flooring.

Gym / Studio 2.26m min x 5.55m (7'4" min x 18'2")

With upvc double glazed window & door to rear, door from dining room, currently utilised as a home gym, radiator, door to rear of garage.

First Floor

Landing

With upvc double glazed window to rear, carpeted stairs rising from the inner hallway, open landing area with doors to...

Master Bedroom 4.39m x 4.34m (14'5" x 14'3")

With upvc double glazed window to rear, radiator, carpeted, doors to...

Dressing Room 4.39m x 2.64m (14'5" x 8'8")

With upvc double glazed window to front, fully fitted with rails and integrated dressing table, radiator, carpeted.

En-Suite Shower Room

With obscured upvc double glazed window to rear, fitted with a three piece suite comprising; shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl floor.

Second Bedroom 4.01m x 3.94m (13'2" x 12'11")

With upvc double glazed window to rear, fitted wardrobes, radiator, carpeted, door to...



En-Suite Shower Room 2.69m x 2.06m (8'10" x 6'9")

With double glazed Velux window, fitted with a three piece suite comprising: shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, Karndean flooring.

Third Bedroom 3.90m x 3.85m (12'9" x 12'7")

With upvc double glazed window to front, fitted wardrobes, radiator, carpeted, door to...

En-Suite Shower Room 2.64m x 2.06m (8'8" x 6'9")

With double glazed Velux window, fitted with a three piece suite comprising: shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, Karndean flooring.

Fourth Bedroom 3.38m x 3.25m (11'1" x 10'8")

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

Fifth Bedroom 3.00m x 2.39m (9'10" x 7'10")

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

Family Bathroom

With obscured upvc double glazed window to front, fitted with a four piece suite comprising: luxury bath with mixer shower over, shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, full tiling, radiator, extractor fan, Karndean flooring.

Externally

To The Front & Integral Garage 5.63m x 2.98m (18'5" x 9'9")

The front garden is enclosed by mature beech hedging with in and out double gates, mainly laid to tarmacadam to provide ample off road parking for six vehicles, security lighting, gated side access to the rear garden.

Rear Enclosed Garden

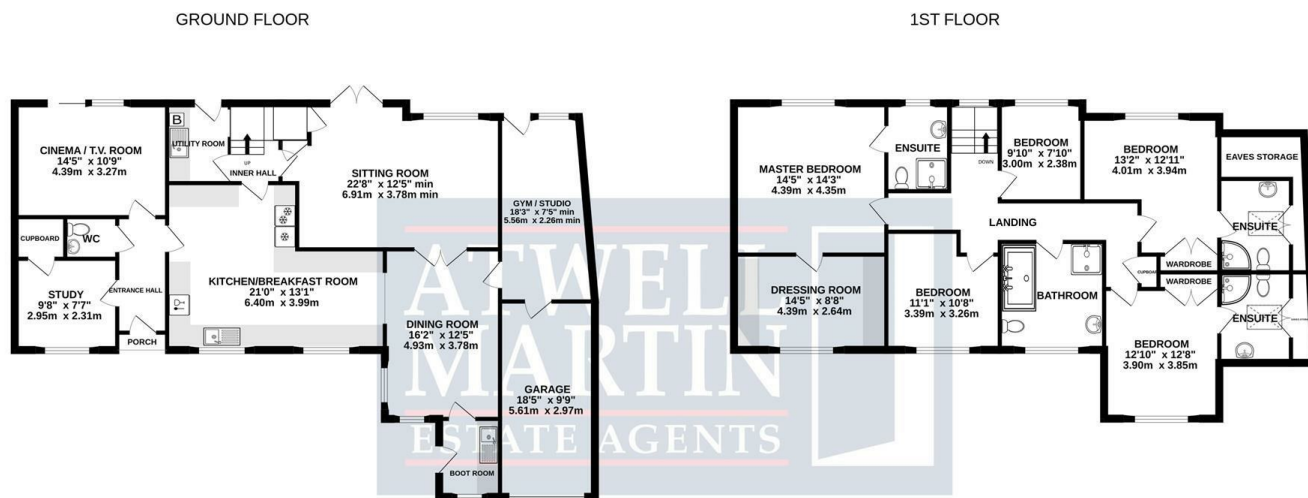
The large rear garden is mainly laid to lawn with mature flowers, shrubs and trees, patio area with power, brick built shed with power and water, greenhouse, security lighting, large decked area with built-in seating and external kitchen area with power, hot & cold water, outside tap, outside power.

Property Information

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

Wiltshire Council Tax - Band F

Tenure - Freehold



BROOKWELL CLOSE CHIPPENHAM, WILTSHIRE, SN15 1PJ

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. Made with Metropix ©2024



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		77	82
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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

