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Portal Close, Chippenham SN15 1QJ

Price Guide £700,000

An immaculately presented and extended five bedroom detached family home ideally located for schools and the towns commuter links. The accommodation briefly comprises; entrance hall, cloakroom, study, sitting room, family room and refitted kitchen/breakfast room with utility room to the ground floor. The first floor provides; a spacious landing area, five bedrooms all with fitted wardrobes and two with en-suite facilities plus a family bathroom. Externally there are open and landscaped gardens with ample off road driveway parking to front, an integral double garage and rear enclosed gardens which enjoy a private aspect and are laid to delightful lawn, patio & decked sitting areas. The property further benefits solar panels with battery storage, two wood burning stoves and an electric car charging point.

#### 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 Hall

With double glazed composite door to front, doors to sitting room, study, cloakroom, family room and kitchen/breakfast room, under stairs cupboard, mat well, carpeted stairs to the first floor landing, radiator, laminate flooring.

##### Cloakroom

With two piece white suite comprising; low level w/c and wash hand basin, part tiled, extractor fan, radiator, tiled floor.

##### Sitting Room 6.27m into bay x 3.45m (20'7" into bay x 11'4")

With upvc double glazed bay window to front, double half glazed doors to entrance hall, open fire place with inset wood burning stove, stone hearth, back and mantle, two radiators, wall lights, carpeted flooring.

##### Family Room 6.20m max x 5.03m max (20'4" max x 16'6" max)

With upvc double glazed windows to rear and side, two double glazed Velux windows, upvc double glazed French doors to garden and double half glazed doors to entrance hall, freestanding wood burnings stove on a stone hearth, two radiators, wall lights, laminate flooring.

##### Study 3.45m x 2.08m max (11'4" x 6'10" max)

With two upvc double glazed windows to side, radiator, laminate flooring.

##### Refitted Kitchen / Breakfast Room 4.98m max x 4.88m max (16'4" max x 16' max)

With upvc double glazed windows to rear, doors to entrance hall and utility room, upvc double glazed French doors to rear garden, refitted kitchen offering a range of base units, one and a half bowl ceramic sink drainer inset to Quartz work surfaces, part tiled, integrated electric double oven and five ring gas hob with matching stainless steel cooker hood over, integrated dishwasher and integrated full height fridge and freezer, radiator, tiled flooring.

##### Utility Room 3.33m x 1.50m (10'11" x 4'11")

With double glazed door to side, doors to kitchen/breakfast room and integral double garage, fitted with wall and base units, ceramic sink drainer inset to Quartz worksurfaces with upstands, fitted water softener, wall mounted boiler (replaced in 2023), radiator, tiled flooring.

#### First Floor

##### Landing

A light and spacious galleried landing with doors to all rooms, access to loft space (ladder, light, insulation & fully boarded), airing cupboard housing the hot water cylinder, two radiators, carpeted.

##### Master Bedroom 4.29m into bay x 3.45m (14'1" into bay x 11'4")

With upvc double glazed bay window to front, two built in wardrobes, radiator, carpeted. Door to...

##### En-Suite Bathroom

With obscured upvc double glazed window to side, fitted with a three piece white suite comprising; bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, towel rail, extractor fan. vinyl flooring.

##### Second Bedroom 3.53m x 3.30m (11'7" x 10'10")

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



### En-Suite Shower Room

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

### Third Bedroom 3.58m x 3.28m (11'9" x 10'9")

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

### Fourth Bedroom 3.30m x 2.67m (10'10" x 8'9")

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

### Fifth Bedroom 2.54m x 2.39m (8'4" x 7'10")

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

### Family Bathroom

With obscured upvc double glazed window to front, fitted with a three piece

suite comprising: bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl flooring.

### Externally

#### Front Garden & Parking

The front garden is partly hedge enclosed with decorative slate chipping, double driveway and extra block paved parking area, Pod point electric car charging point, gated side access to the rear garden.

#### Rear Enclosed Garden

The rear garden enjoys a private aspect and is wall and fence enclosed with gated side access to front, landscaped to include lawn, patio and decked areas, outside power, outside tap, lighting.

### Integral Double Garage 5.28m max x 5.05m (17'4" max x 16'7")

With two up and over single doors to front, glazed door to side and door to utility room, space and plumbing for automatic washing machine and space for tumble dryer, wall mounted solar battery storage, power and light.

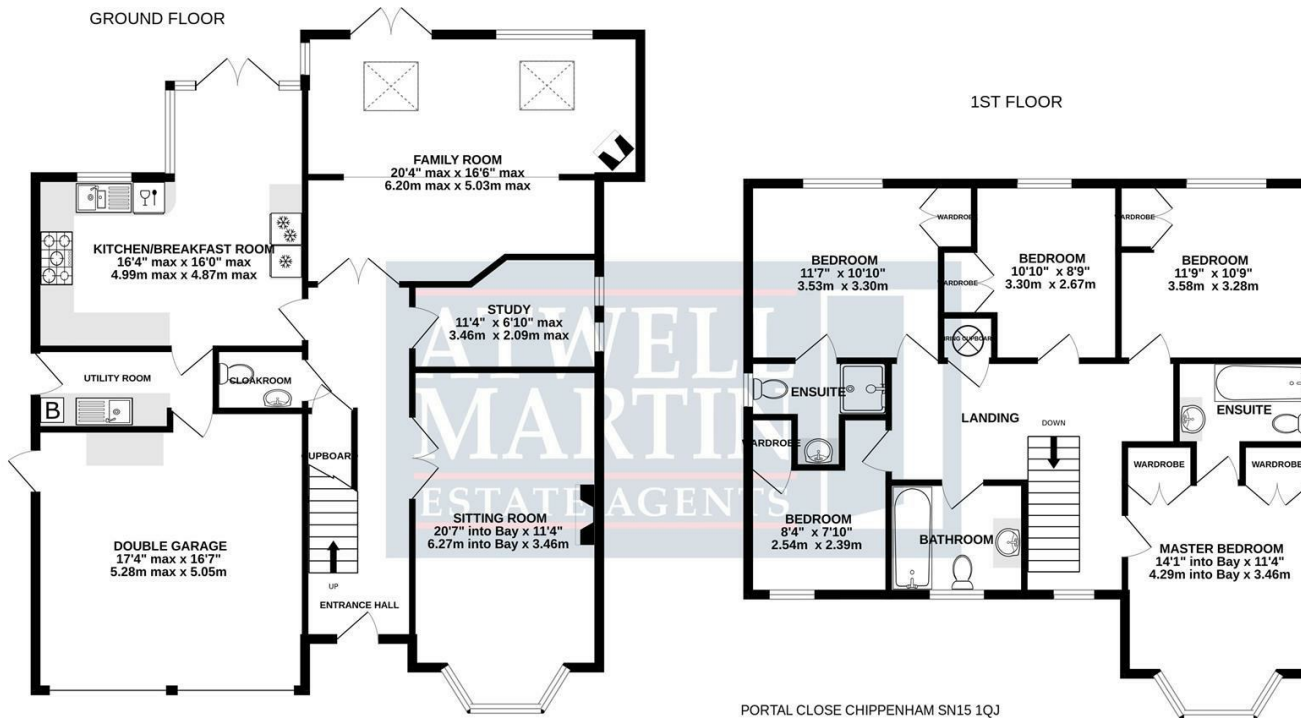
### Property Information

Solar Panels and Battery Storage are included within the sale

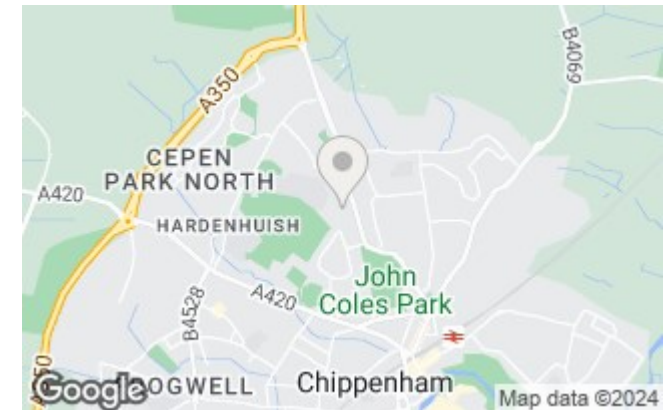
Utilities/Services - Mains electric, water & drainage, Gas Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold



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		90	91
(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		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	

