



This spacious four bedroom detached property is centrally located within a small cul de sac and offers easy access into the town centre and to local amenities. The accommodation is based around an entrance hall with downstairs cloakroom, a good size lounge and kitchen/dining room to rear. On the first floor the landing leads to all four bedrooms and the family bathroom. Externally the property sits within an established plot with front and rear gardens, attached single garage and driveway parking. With No Onward Chain and 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 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

Upvc double glazed door to front, doors to lounge, kitchen dining room, cloakroom, stairs to first floor landing, under stairs cupboard, radiator.

##### Cloakroom

Obscured Upvc double glazed window to side, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back, tiled floor, chrome towel rail.

##### Lounge 5.79m x 3.25m (19'00" x 10'08")

Upvc double glazed box window to front, further upvc double glazed window to front, living flame gas fire place with stone hearth and back, door to hallway, radiator.

##### Kitchen/Dining Room 5.79m x 3.07m (19'00" x 10'01")

Upvc double glazed window to rear, Upvc double glazed French doors to rear, door to entrance hall, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl ceramic sink drainer inset to rolled edge work surfaces, part tiled, space for electric oven, space and plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, radiator.

#### First Floor

##### Landing

Upvc double glazed window to side, airing cupboard housing hot water tank and gas fired boiler (refitted in 2020), access to loft space with ladder, insulation and light. Doors to...

##### Bedroom One 3.25m x 3.10m (10'08" x 10'02")

Upvc double glazed window to front, radiator.

##### Bedroom Two 3.10m x 3.10m (10'02" x 10'02")

Upvc double glazed window to rear, radiator.

##### Bedroom Three 3.25m x 2.59m (10'08" x 8'06")

Upvc double glazed window to front, radiator.

##### Bedroom Four 2.59m x 2.29m (8'06" x 7'06")

Upvc double glazed window to rear, radiator. built in wardrobe.

##### Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, fully tiled, chrome heated towel rail.

#### Externally

##### Front Garden

Laid to lawn with driveway parking to the side, gated access to rear garden, path to entrance canopy.

##### Rear Garden

Benefitting a private aspect with patio area, raised lawn area and gravelled sitting area, fully enclosed by fence and hedging with access to side of garage and gated access to front, outside tap.

##### Attached Garage & Driveway

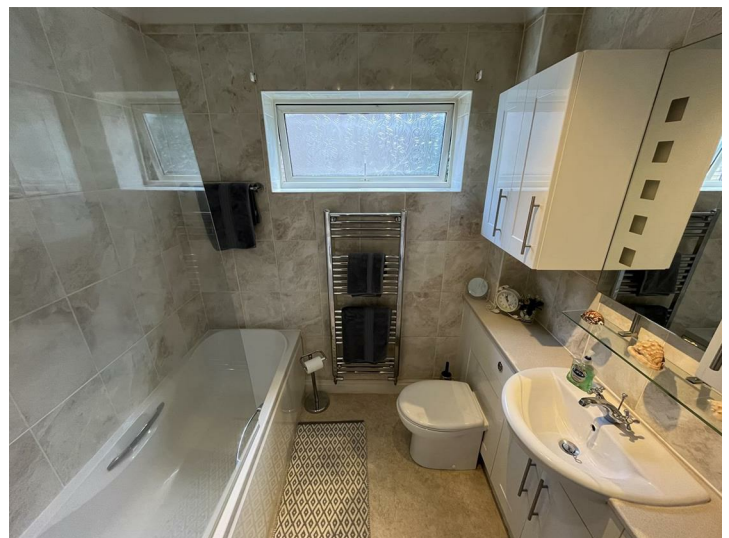
With door to rear garden and up and over single door to front.

#### Property Information

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

Wiltshire Council Tax - Band D

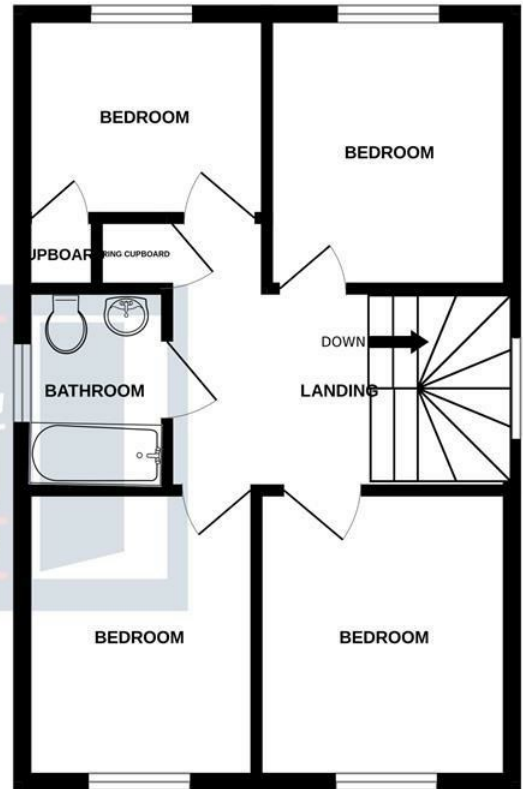
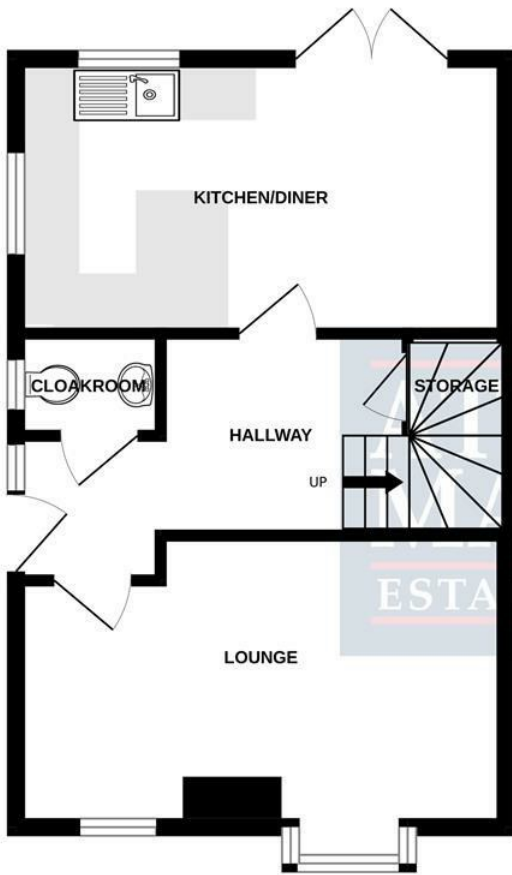
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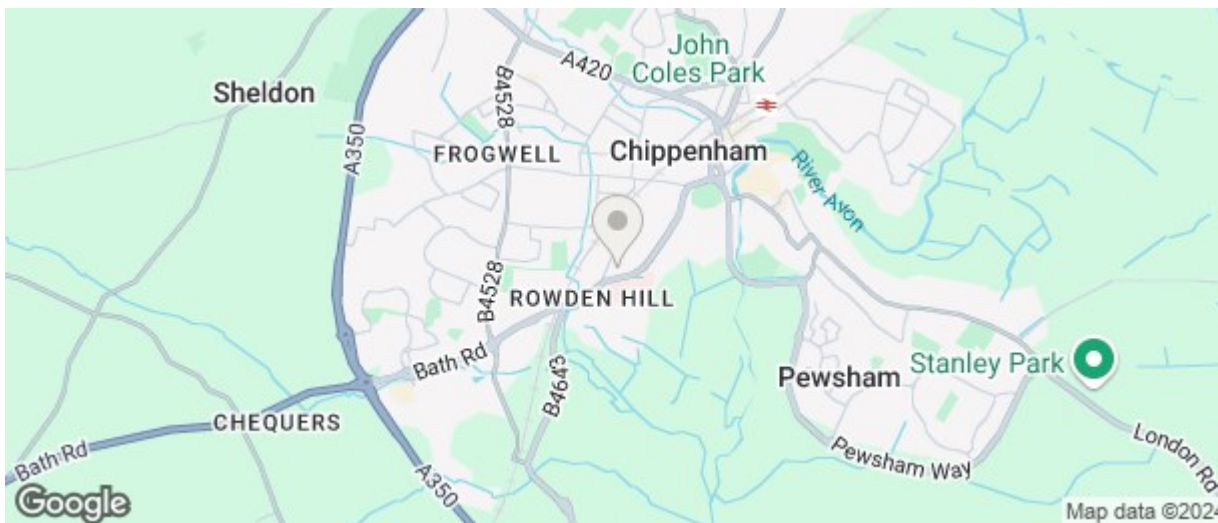


GROUND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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