





Set in a popular residential area within easy access of the town centre, local amenities and the M4 motorway; this four bedroom detached property is immaculately presented and offers flexible modern living throughout. Internally the property is finished to a very high specification. The spacious entrance hall has stairs leading to the first floor landing and a cloakroom off. The kitchen/diner has been recently replaced and offers a range of fitted floor and wall units with fitted appliances and has double doors opening to the rear garden. The sitting room has a bay window to the side and doors to the garden and there is also dining room/study. The four bedrooms are complimented by a modern en-suite shower room to the main bedroom and a family bathroom. Externally the delightful east facing rear garden is well stocked with established borders and a paved patio seating area. Gated access to the rear opens onto the driveway for two cars with a double garage. Further benefits include a range of built-in storage cupboards and wardrobes and gas fired central heating.

#### 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:

#### Entrance Hall

Composite door to front, doors to lounge, dining room or study, kitchen, WC, stairs to first floor landing, under stairs cupboard, additional storage, radiator.

#### Cloakroom

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

#### Lounge 5.00m x 3.96m (16'05" x 13'00")

Upvc double glazed window to rear with bay window to front, door to hallway, radiators.

#### Dining Room/Study 3.91m x 2.59m (12'10" x 8'06")

Upvc double glazed window to front and side, door to hallway, radiator.

#### Kitchen/Dining Room 4.37m x 5.00m (14'04" x 16'05")

Upvc double glazed window to front and rear, doors to entrance hall and garden, fitted kitchen offering a matching range of wall, base and display units, stainless steel sink drainer inset to work surfaces, part tiled, integrated double electric oven and four ring gas hob with matching cooker hood over, built in automatic washing machine, dishwasher and fridge freezer, wall mounted boiler, radiator, tiled flooring, spot lighting.

#### Landing

Upvc double glazed window to front, airing cupboard housing tank and shelving, additional cupboard, radiator, access to roof void.

#### Bedroom One 4.37m x 3.48m (14'04" x 11'05")

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

#### En Suite

Obscured Upvc double glazed window to rear, fitted with a three piece white suite comprising double shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

#### Bedroom Two 3.81m x 3.18m (12'06" x 10'05")

Upvc double glazed window to front and side, radiator, built in double wardrobe.

#### Bedroom Three 3.78m x (12'05" x )

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

#### Bedroom Four 2.77m x 2.24m (9'01" x 7'04")

Upvc double glazed window to front side rear, radiator.

#### Bathroom

Obscured Upvc double glazed window to side, fitted with a four piece white suite comprising bath with shower attachment, double shower cubicle, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

#### Rear Garden

Well stocked borders with a delightful mixture of flowers, patio area and access to the rear of the property.

#### Double Garage and Parking

With two up and over doors and parking to the front.

#### Service Charge

A yearly service charge of £225.30

#### Property Information

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

Wiltshire Council Tax - Band E

Tenure - Freehold

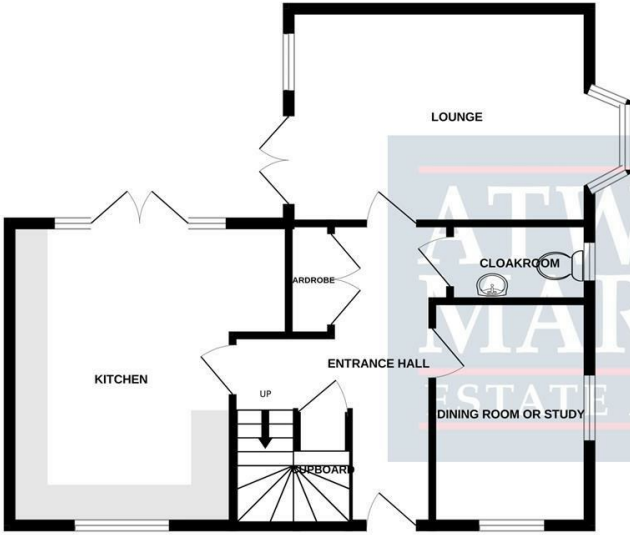




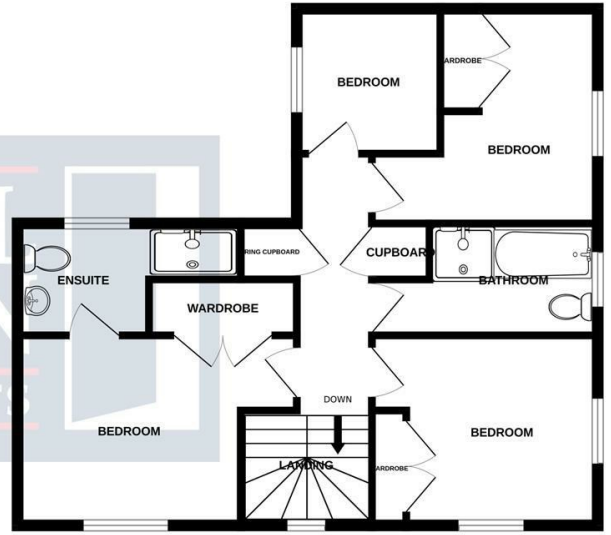




GROUND FLOOR



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) A			94
(81-91) B		86	
(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	

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