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Drake Crescent, Chippenham SN14 0XH

Price Guide £450,000

A well presented and detached family home situated within a highly desirable cul-de-sac on the western side of town. The accommodation briefly comprises; entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room and conservatory to the ground floor. The first floor provides; master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally there is a large front garden which is laid to lawn with mature tree, double driveway, single integral garage and an enclosed, landscaped garden to rear. With NO ONWARD CHAIN 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 Hall

With upvc double glazed door to front, doors to sitting room and cloakroom, stairs to first floor landing, radiator, wood flooring.

##### Cloakroom

Obscured upvc double glazed window to front, two piece white suite comprising low level w/c and wash hand basin with tiled splash back, radiator, vinyl flooring.

##### Sitting Room 3.76m x 4.22m (12'4" x 13'10" )

With upvc double glazed windows to front, doors to hall and kitchen, bi-folding doors to dining room, living flame gas fire place with stone effect hearth and back, radiator, wood flooring.

##### Dining Room 2.72m x 2.21m (8'11" x 7'3" )

Double glazed sliding patio doors to conservatory, bi-folding doors to sitting room, fitted display cabinets & storage cupboards, radiator, wood flooring.

##### Kitchen / Breakfast Room 4.75m x 3.30m max (15'7" x 10'10" max)

With upvc double glazed windows and door to rear, door to sitting room, internal door to garage, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for; automatic washing machine, dishwasher and fridge freezer, radiator, under stairs cupboard, tiled flooring.

##### Conservatory 2.51m x 2.34m (8'3" x 7'8" )

Of upvc construction with upvc double glazed windows to three sides, upvc double glazed door to garden, fan with lights.

#### First Floor

##### Landing

Galleried landing with airing cupboard, linen cupboard. Access to loft space, carpeted. Doors to;

##### Bedroom One 5.13m x 2.67m (16'10" x 8'9" )

With upvc double glazed windows to front, radiator, fitted wardrobes, carpeted flooring. Door to;

##### En Suite

Obscured upvc double glazed window to rear, fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan, tiled flooring.

##### Bedroom Two 2.57m x 2.72m (8'5" x 8'11" )

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

##### Bedroom Three 2.72m x 3.05m (8'11" x 10' )

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



### Bedroom Four 3.53m x 1.93m (11'7" x 6'4" )

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

### Family Bathroom 2.08m x 1.63m (6'10" x 5'4" )

Obscured upvc double glazed window to rear, fitted with a three piece suite comprising bath with mixer shower over, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, tiled flooring.

### Externally

#### Front Garden

Open front garden laid to lawn with mature tree, driveway to side, path to front door and gated access to rear garden.

### Rear Garden

Fully enclosed and landscaped garden to rear, patio, pathways to rear and side, gravel area with decking and space for a hot tub.

### Integral Garage & Double Driveway 5.21m x 2.57m (17'1" x 8'5" )

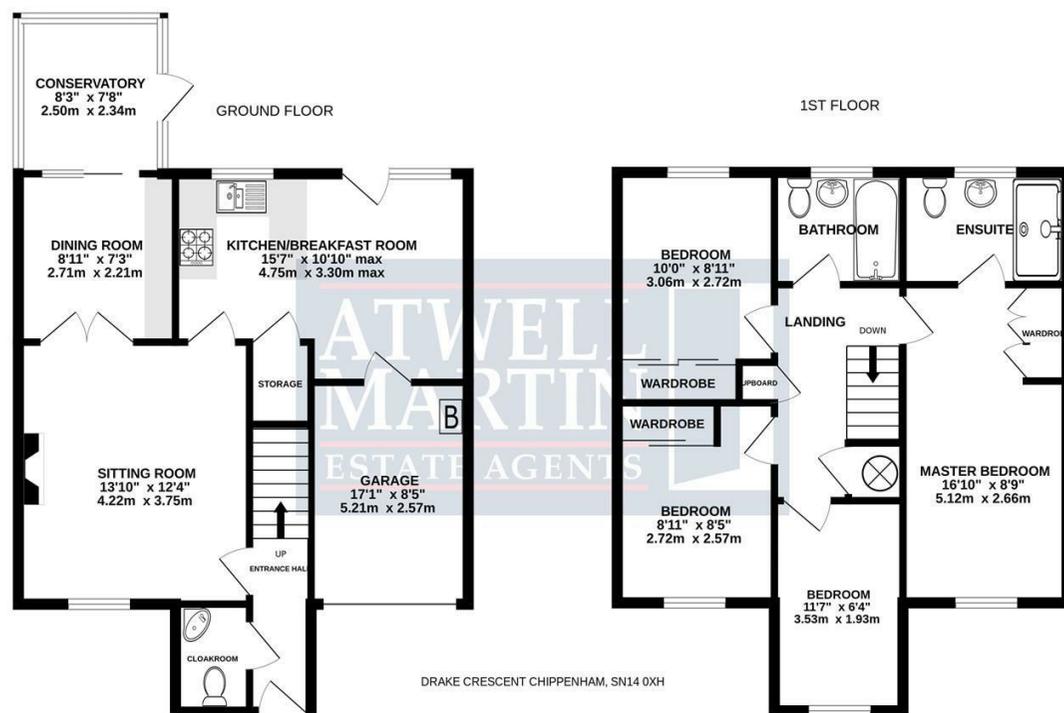
Single roller door, power & light, wall mounted gas fired boiler, door to kitchen. Driveway parking with off road space for two cars side by side.

### Property Information

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

Wiltshire Council Tax - Band E

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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