



An extended three bedroom semi-detached family home within walking distance of town and mainline rail links. The well proportioned accommodation briefly comprises; entrance porch, entrance hall, downstairs cloakroom, kitchen, sitting room, dining room and conservatory to the ground floor. The first floor provides; landing area, master bedroom with fitted & built in wardrobes, two further bedrooms and family bathroom. Externally the property benefits a large enclosed plot featuring play areas, cottage garden and sitting areas, modern detached home office with power & internet connection, single detached garage and large driveway. With lots of original features 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 Porch

With upvc double glazed windows to front and side, upvc double glazed door to front and door to hallway, tiled flooring.

Entrance Hall

With upvc double glazed window to side, doors to porch, sitting room, dining room and open to kitchen, stairs to first floor landing, under stairs storage, radiator, wood flooring.

Sitting Room 3.73m x 3.58m (12'3" x 11'9")

With upvc double glazed window to front, door to hall and open to dining room, open fire with inset cast iron fireplace, marble effect hearth and surround, radiator, wood flooring.

Dining Room 4.19m x 3.53m (13'9" x 11'7")

Open to sitting room, original French doors to conservatory, door to hallway, radiator, wood flooring.

Conservatory 3.28m x 2.97m (10'9" x 9'9")

Of upvc construction with double glazed windows to two sides, wall lights, two radiators, upvc double glazed French doors to rear.

Kitchen 2.90m x 2.03m (9'6" x 6'8")

With two upvc double glazed windows to side, open to entrance hall, door to rear lobby, fitted kitchen offering a matching range of wall and base units, one and a half bowl sink drainer inset to rolled edge work surfaces, part tiled, space for freestanding cooker, space and plumbing for dishwasher, space for fridge freezer, radiator, vinyl flooring.

Rear Lobby & Pantry

With door from the kitchen and upvc double glazed door to side, door to pantry cupboard and to the cloakroom, electric consumer unit (replaced 2022), vinyl flooring.

Cloakroom

Obscure upvc double glazed window to rear, two piece suite comprising low level w/c and wash hand basin with tiled splashback.

First Floor

Landing

With upvc double glazed window to side, airing cupboard housing the gas fired combination boiler (refitted in 2023), access to the loft space (insulated & part boarded), doors to...

Master Bedroom 4.17m x 2.90m (13'8" x 9'6")

With upvc double glazed window to front, built in wardrobe, fitted wardrobes, radiator, wood flooring.

Second Bedroom 3.71m x 3.53m (12'2" x 11'7")

With upvc double glazed window to rear, radiator, wood flooring.

Third Bedroom 2.36m x 2.29m (7'9" x 7'6")

With upvc double glazed window to side, radiator, wood flooring.

Bathroom 2.01m x 1.93m (6'7" x 6'4")

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

Externally

Enclosed Gardens & Home Office 4.3m x 2.7m (14'1" x 8'10")

Installed in 2024 the 'Helena' by Dunster House home office is a great addition for home workers with power and an internet connection. The garden itself surrounds the property and is fence enclosed with sitting areas, play area and offers a well stocked mature cottage garden.

Garage & Driveway

Detached garage with up and over single door to front and door to side. Long driveway in front offers ample off road parking behind timber gates.

Property Information

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

Wiltshire Council Tax - Band D

Tenure - Freehold





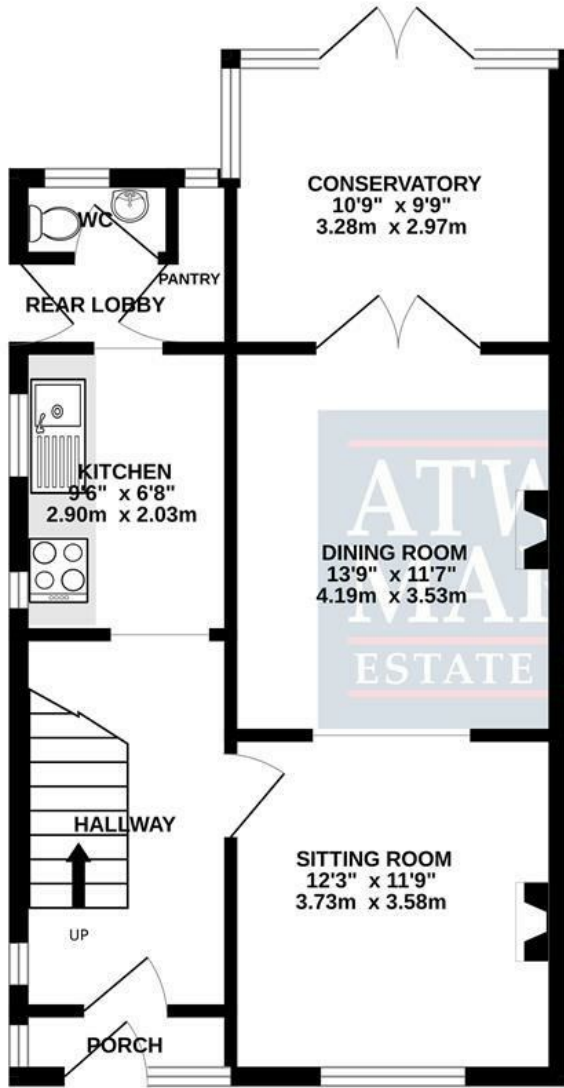
GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



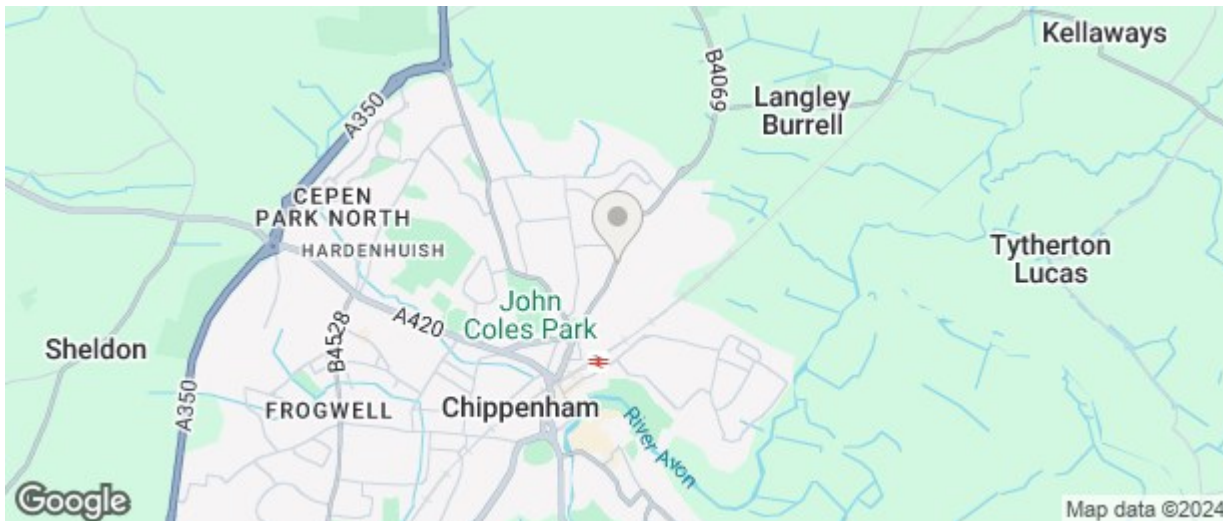
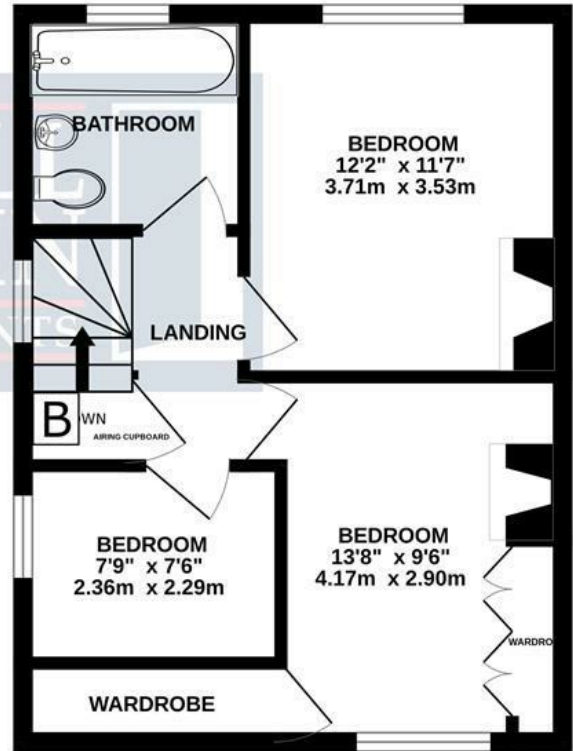
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TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

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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1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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