







11 Evans Close, Chippenham, SN15 1UD

£290,000

Set at the end of a small cul-de-sac in a sought-after area of Chippenham, this well-presented two-bedroom semi-detached home has been greatly improved by the current owners. A single-storey side extension provides a versatile dining and family room with an adjoining shower room, offering the option of a ground-floor bedroom if required. The property benefits from private driveway parking and a beautifully maintained, established rear garden, with convenient access to the town centre and mainline railway station serving London Paddington.

Evans Close

A double-glazed front door opens into the entrance porch, which has laminate flooring, a radiator and an internal door to the living room. The living room has a double-glazed window to the front, radiators, an understairs storage cupboard and stairs to the first floor, with doors leading to the kitchen and the dining and family room.

The dining and family room has laminate flooring, a radiator and a double-glazed door with a fitted blind opening onto the rear garden. A hatch with a pull-down ladder provides access to useful storage above. The adjoining shower room has a double-glazed window to the front, a chrome towel radiator, tiled flooring and partially tiled walls, together with a toilet, wash hand basin and shower cubicle with a mains-fed rainfall shower.

The kitchen is fitted with a range of floor and wall-mounted units and a breakfast bar. There is a gas hob, electric oven and extractor fan, along with plumbing for a washing machine and space for a fridge freezer. The room also has laminate flooring, a radiator and a wall-mounted gas-fired boiler. A double-glazed door with a fitted blind leads directly into the garden.

The first-floor landing has a radiator, an over stairs storage cupboard and loft access. Bedroom one is a comfortable double at the front with built-in wardrobes and a radiator. The second bedroom is also a double, with a radiator and windows overlooking the rear garden. The bathroom has a double-glazed window to the side, partially tiled walls and a radiator, with a bath and shower over, a shower screen, toilet and a wash hand basin with vanity storage.

Outside, the rear garden has been particularly well maintained, with patio areas, a raised lawn and mature beds planted with established shrubs and plants. There is a useful garden shed

Private driveway parking is complemented by further unrestricted on-street parking.

Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

We are advised by the .gov website that the property is band C.





















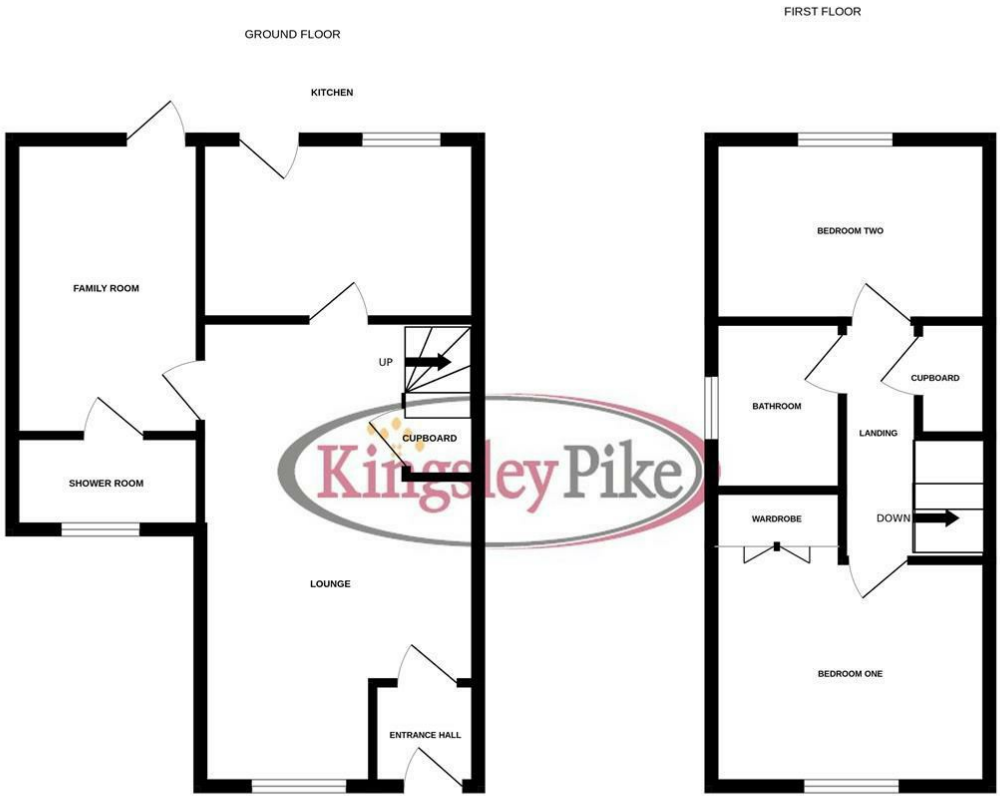








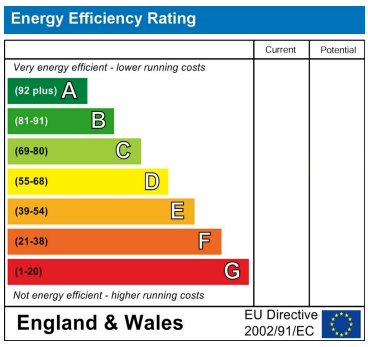
Floor Plan

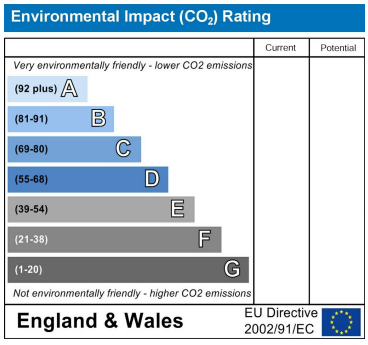


Area Map



Energy Efficiency Graph





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