



2 Crown Close
Chippenham

GOODMAN WARREN BECK

2 Crown Close, Chippenham SN15 3UQ

A modern, well presented four bedroom link-detached house situated on the popular Pewsham development offering easy access to a wide range of amenities and countryside walks.

The ground floor offers an entrance hall with guest cloakroom, a good size sitting room with feature fireplace and patio doors to the garden, a generous refitted kitchen/dining room with useful larder cupboard and door the back portion of the garage currently used as a family/hobby room. The first floor boasts four good size bedrooms and a bathroom with a modern white suite and over bath shower. Other benefits include uPVC double glazing and gas central heating.

To the front is a block paved driveway providing off road parking with an up and over giving access to the front portion of the garage/storage area. To the rear is a good size enclosed garden with a paved terrace seating area, lawn beyond and further decked area.

SITUATION

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. 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. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

ACCOMMODATION COMPRISING:

Obscure double glazed Entrance door to side panel to:

ENTRANCE HALL

Radiator. Stairs to first floor. Wood laminate flooring. Doors to:

CLOAKROOM

Wall hung wash basin with tiled splashbacks. Close coupled WC.

SITTING ROOM

Double glazed sliding patio doors to rear. Two radiators. Feature electric fireplace with tiled hearth. Wood laminate flooring.

KITCHEN/DINING ROOM

Two double glazed window to front. Radiator. Range of drawer and cupboard base units. Worksurfaces with upstands. Inset one and a half bowl stainless steel sink unit with chrome mixer tap. Space for cooker. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Coving. Deep larder cupboard. Door to:

FIRST FLOOR LANDING

Double glazed window to side. Access to roof space. Deep double cupboard housing gas fired combination boiler. Doors to:

BEDROOM ONE

Double glazed window to rear. Radiator.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BEDROOM FOUR

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to side. Radiator. Panelled bath with shower over and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC.

OUTSIDE

FRONT GARDEN

Laid to block paving to providing off road parking. Steps up to front door. Gated side access to rear garden.

REAR GARDEN

Good size enclosed rear garden. Paved terrace seating area with pergola over. Laid to lawn beyond with further decked seating area. Large garden store and bike store. Gated side access.

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

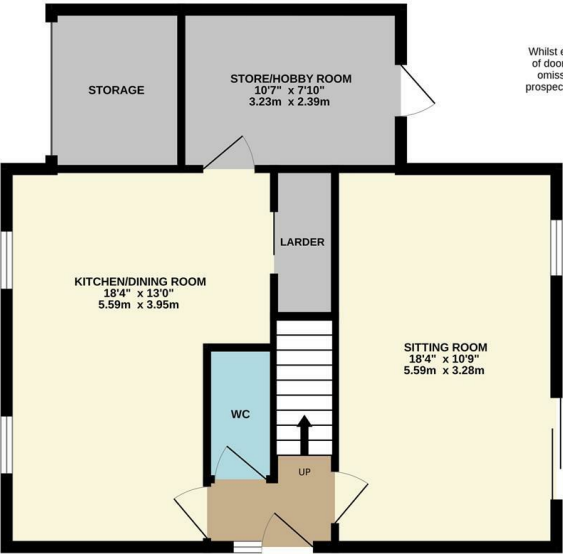
£379,950

GARAGE/OFFICE

Door to rear. Access to roof space.

DIRECTIONS

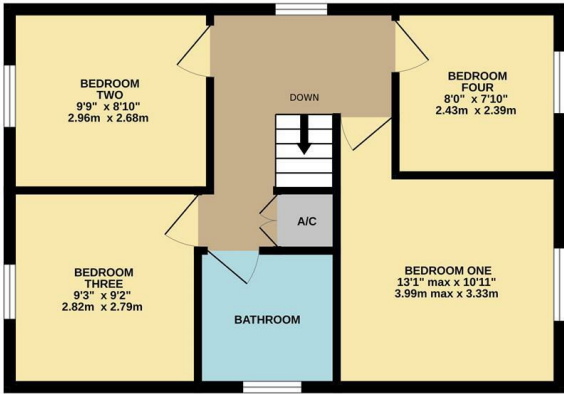
From the Market Place proceed up The Causeway at turn right at the roundabout. At the next roundabout turn left onto Pewsham Way. Proceed straight across the first roundabout and then turn left at next roundabout into Canal Road. Follow the road until reaching the roundabout by The Old Lane and turn left into Lodge Road. Take the first left into Danes Close and Crown Close is the first turning on the right.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Council Tax Band:

Tenure: Freehold

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