



51 Buckingham Road
Chippenham

GOODMAN WARREN BECK

51 Buckingham Road, Chippenham SN15 3TE

NO ONWARD CHAIN! A mature four bedroom detached house enjoying a large, private corner plot garden and tucked away at the end of a cul-de-sac within the popular Pewsham development with the added benefit of ample parking and **DOUBLE GARAGE**. The ground floor accommodation offers a good size sitting room, a large c/26' double glazed conservatory, kitchen, dining room, useful utility and guest cloakroom. The first floor boasts a master bedroom with fitted wardrobes and an ensuite shower room, three further bedrooms and a family bathroom. Other benefits include double glazing and gas central heating. To the front a block paved driveway provides plenty of off road parking. This then leads to the double garage and there are also wooden double gates that open into further area of hardstanding that could be used for further parking if desired. The mature side and rear gardens enjoy a good degree of privacy and are laid mainly to lawn with well stocked flower and shrub beds and borders.

SITUATION

The property is situated at the end of a cul-de-sac 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 schools 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:

uPVC double glazed entrance door to:

RECEPTION HALL

Double glazed window to side. Radiator. Stairs to first floor. Door to Kitchen. Obscure glazed double doors to Sitting Room. Door to:

CLOAKROOM

Obscure double glazed window to front. Radiator. Wall

hung wash basin with tiled splash back. Close coupled WC.

SITTING ROOM

Double glazed bow window to front. Double glazed window to rear. Two radiators. Wood laminate flooring. Coving. Gas fire. Obscure double glazed double doors to:

CONSERVATORY

Double glazed on brick built base with two sets of French doors to garden. Radiator. Tiled floor.

KITCHEN

Double glazed window to front. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in gas hob and electric oven. Integrated dishwasher. Space for fridge/freezer. Tiled floor. Coving. Door to Utility Room. Opening to:

DINING ROOM

Two radiators. Tiled floor. Door to Sitting Room. Double doors and window to Conservatory.

UTILITY ROOM

Double glazed window to front. Obscure double glazed

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

Price Guide £445,000

door to side. Cupboard base unit. Rolled edge worksurfaces and inset stainless steel circular sink unit with mixer tap. Drawer unit. Space and plumbing for washing machine. Further appliance space. Gas fired boiler for central heating and hot water. Coving.

FIRST FLOOR LANDING

Double glazed window to rear. Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Full width built-in wardrobes. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to front. Radiator. Corner shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Light and shaver point.

BEDROOM TWO

Double glazed window to front. Radiator. Built-in cupboard.

BEDROOM THREE

Double glazed window to rear. Radiator. Built-in cupboard.

BEDROOM FOUR

Double glazed window to rear. Radiator. Built-in cupboard. Fitted desk and drawer unit.

FAMILY BATHROOM

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin. Close coupled WC. Fully tiled walls.

OUTSIDE

FRONT GARDEN

Extensive block paved driveway providing ample off road parking. Mature shrubs. Wood double gates opening into side and rear garden.

SIDE & REAR GARDEN

Mature corner plot garden enjoying a good degree of privacy. Mainly laid to lawn with an area of hardstanding and range of beds and borders stocked with mature plants and shrubs. Enclosed by timber fencing. Gated access to front.

DOUBLE GARAGE

Twin up and over doors. Power and light. Eaves storage.

DIRECTIONS

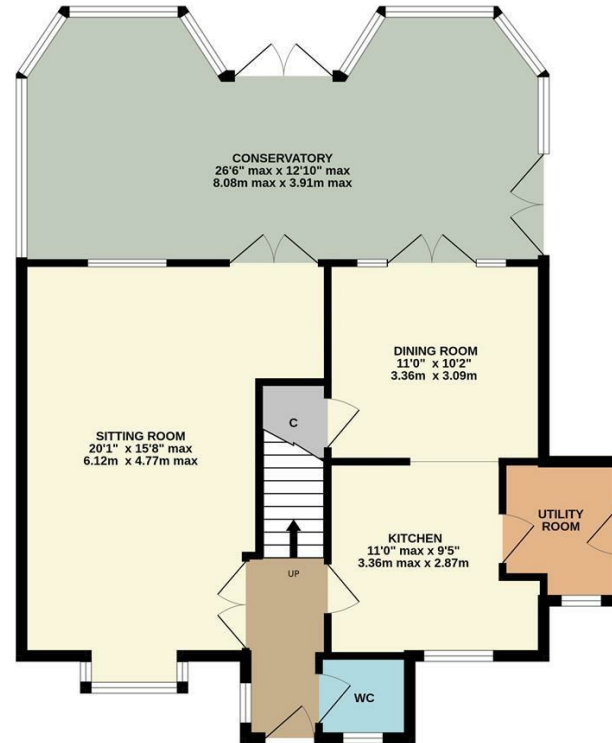
From the town centre proceed up The Causeway over the roundabout onto London Road. On leaving the town turn right at the roundabout onto Pewsham Way. Take the first right into the Pewsham development along Lodge Road. Take the second right into Buckingham Road.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-81) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

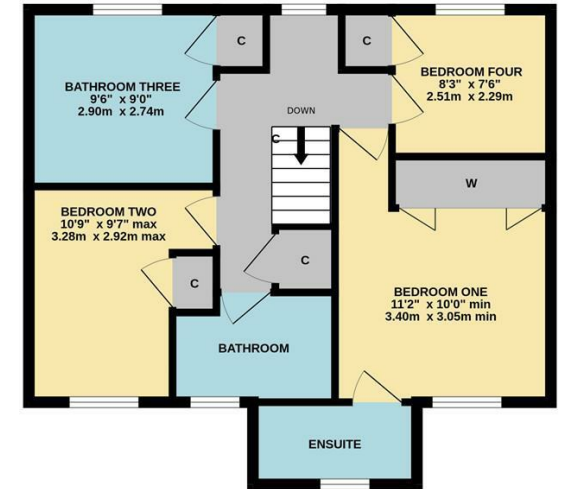
Council Tax Band: E

Tenure: Freehold



GROUND FLOOR
913 sq.ft. (84.9 sq.m.) approx.

TOTAL FLOOR AREA: 1483 sq.ft. (137.8 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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FIRST FLOOR
570 sq.ft. (53.0 sq.m.) approx.

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