



18 Hardens Close, Chippenham, SN15 3AA

An extended five bedroom semi detached family home tucked away in a quiet cul-de-sac with a pleasant outlook to the front over an open green and impressive large rear garden. The ground floor accommodation offers an entrance hall, sitting room and separate dining room, kitchen with a range of fitted units, garden room and a good size utility room with guest cloakroom. The first floor boasts a master bedroom with en-suite bathroom, two further double bedrooms both with built-in storage, two single bedrooms, family bathroom and a separate WC.

Situation

The property is situated on the eastern side of Chippenham within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and secondary schools and Stanley Park Sports Ground with it's high quality 3G floodlit artificial grass pitches and BMX Pump Track. The town centre with its numerous amenities and mainline railway station can be accessed via a regular bus service with a bus stop located at the entrance to Hardens Close, or an approximate fifteen minute walk away. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

Accommodation Comprising:

Obscure double glazed entrance door to:

Reception Hall

Double glazed window to side. Radiator. Stairs to first floor. Doors to:

Sitting Room

Double glazed window to front. Radiator. Feature fireplace with surround and hearth. Coving. Obscure multi-glazed door to:

Dining Room

Two double glazed windows to rear. Radiator. Doorway to:

Kitchen

Range of drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with tiled splashbacks. and inset one and a half bowl single drainer sink unit with chrome mixer tap. Space for cooker with extractor over. Space and plumbing for dishwasher. Integrated fridge/freezer. Larder cupboard. Tiled floor. Multi-glazed double doors to:

Garden Room

uPVC double glazed windows to side and rear. Radiator. Door to Garden. Door to:

and shower over with concertina shower screen. Tiling to principal areas. Pedestal wash basin with chrome mixer tap. Tiled splashbacks. Close coupled WC. Extractor.

Separate WC

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

Outside

Front Garden

Low level wall. Driveway providing off road parking. Laid to lawn with flower bed.

Rear Garden

The rear garden is a particular feature of this property being generous in size with a paved seating area leading to a further gravelled seating area. Large lawn and with flower beds and matures including an apple tree. Outside tap. Enclosed by timber fencing. Timber shed.

Attached Garage

Up and over door. Power and light. Personal door to garden.

Directions

From the town centre proceed along The Causeway then over the roundabout onto London Road. Take the turning on the right within the traffic calming area into Hardens Close.

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: C

Tenure: Freehold

GOODMAN WARREN BECK

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£425,000

Utility Room

Double glazed window to rear. Double glazed door to side. Radiator. Cupboard base unit with wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Further appliance space. Coving. Worcester boiler. Door to:

Cloakroom

Obscure double glazed window to rear. Radiator. Close coupled WC. Extractor. Coving.

First Floor Landing

Access to roof space. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Coving. Door to:

Ensuite

Obscure double glazed window to side. Radiator. Panelled bath with shower over and concertina shower screen. Tiling to principal areas. Pedestal wash basin with tiled splashbacks. Close coupled WC. Coving. Light and shaver point. Extractor.

Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes and cupboards. Coving.

Bedroom Three

Two double glazed windows to rear. Radiator. Fitted wardrobes and cupboards. Cupboard housing hot water tank. Coving.

Bedroom Four

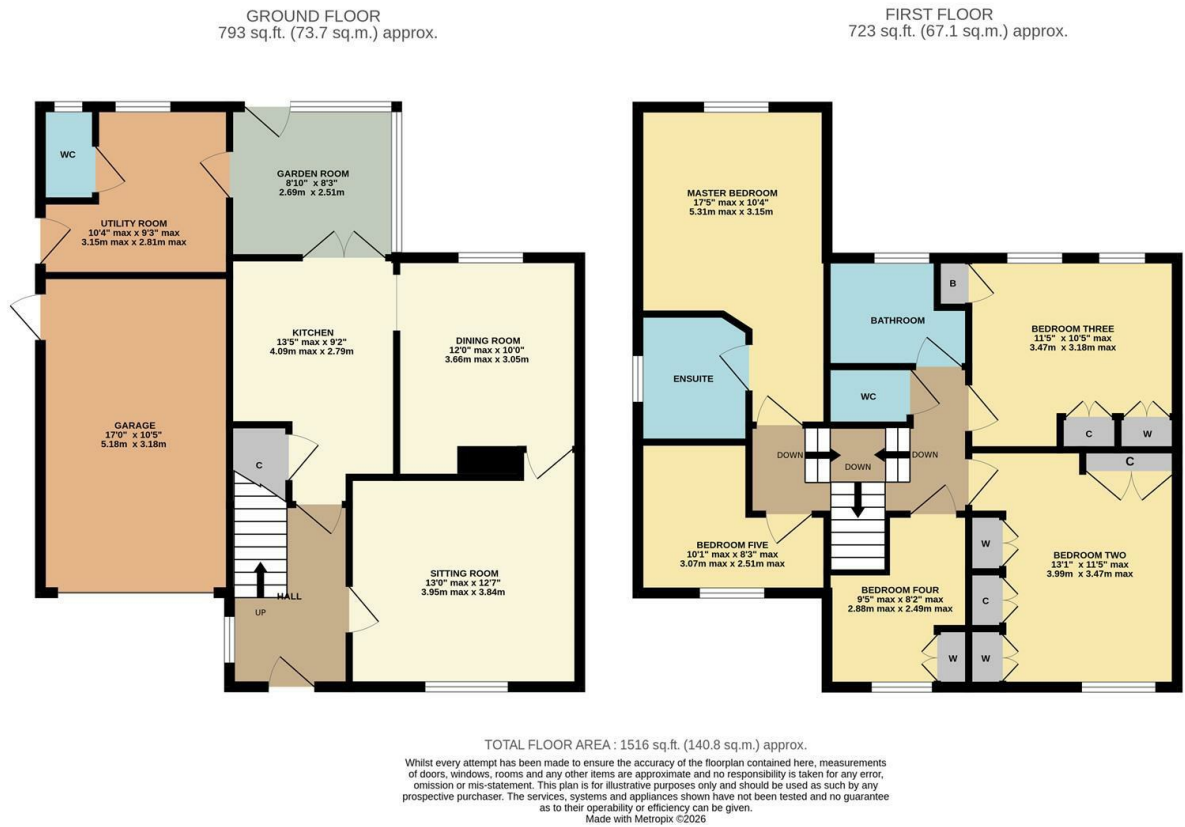
Double glazed window to front. Fitted double wardrobe. Radiator. Coving.

Bedroom Five

Double glazed window to front. Radiator. Coving.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)