



# 33 Wells Close, Chippenham, SN14 0QD

A much improved and beautifully presented four bedroom detached house ideally situated at the end of a quiet cul-de-sac within the sought after Queens Crescent Area. The accommodation on the ground floor offers a entrance porch, reception hall with refitted cloakroom, sitting room with feature fireplace and sliding pocket double doors to a separate dining room with patio doors to the garden, a refitted and well appointed kitchen/breakfast room with large central island and a useful utility room. The first floor boasts a master bedroom with a refitted en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include double glazing and gas central heating. To the front is a lawned garden and driveway providing off road parking leading to the garage/store. To the rear is a good size enclosed garden with extensive paved area and lawn beyond.

## Situation

The property is conveniently situated at the end of a quiet cul-de-sac in a mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

## Accommodation Comprising:

Entrance door to:

### Entrance Porch

Obscure double glazed window to side. Wood laminate flooring. Obscure double glazed door to:

### Reception Hall

Stairs to first floor with cupboard under. Radiator. Luxury vinyl tiles. Doors to:

### Cloakroom

Obscure double glazed window to front. Ladder radiator. Wall hung wash basin with chrome mixer tap and tiled splash backs. Close coupled WC.

### Sitting Room

Double glazed window to front. Feature fireplace with stone surround and hearth. Radiator. Wood laminate flooring. Pocket double doors to:

### Dining Room

Double glazed sliding patio doors to rear. Radiator. Wood laminate flooring. Part glazed door to:

### Refitted Kitchen/Breakfast Room

Two double glazed windows to rear. Double glazed door to rear. Range of drawer and cupboard base units incorporating a large central island. Matching wall mounted cupboards. Worksurfaces with matching upstands and inset one and a

half bowl ceramic sink unit with stainless steel mixer tap. Integrated dishwasher and fridge/freezer. Larder cupboard. Wood laminate flooring. Spotlights. Radiator. Space for range cooker with extractor over. Door to:

### Utility Room

Radiator. Wood laminate flooring. Range of drawer and cupboard base units. Worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Cupboard housing boiler. Spotlights.

### First Floor Landing

Access to roof space. Cupboard housing hot water tank. Doors to:

### Bedroom One

Double glazed window to front. Radiator. Door to:

### En-Suite Shower

Ladder radiator. Shower cubicle. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Luxury vinyl tiles. Spotlights. Extractor.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

Double glazed window to front. Radiator.

### Bedroom Four

Double glazed window to front. Radiator.

### Bathroom

Obscure double glazed window to rear. Ladder radiator. 'P' shaped bath with chrome mixer tap. Separate shower over with screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Spotlights. Extractor.

## Outside

Front Garden

### Front Garden

Driveway leading to garage. The remainder is laid to lawn with shrub borders.

### Garage/Store

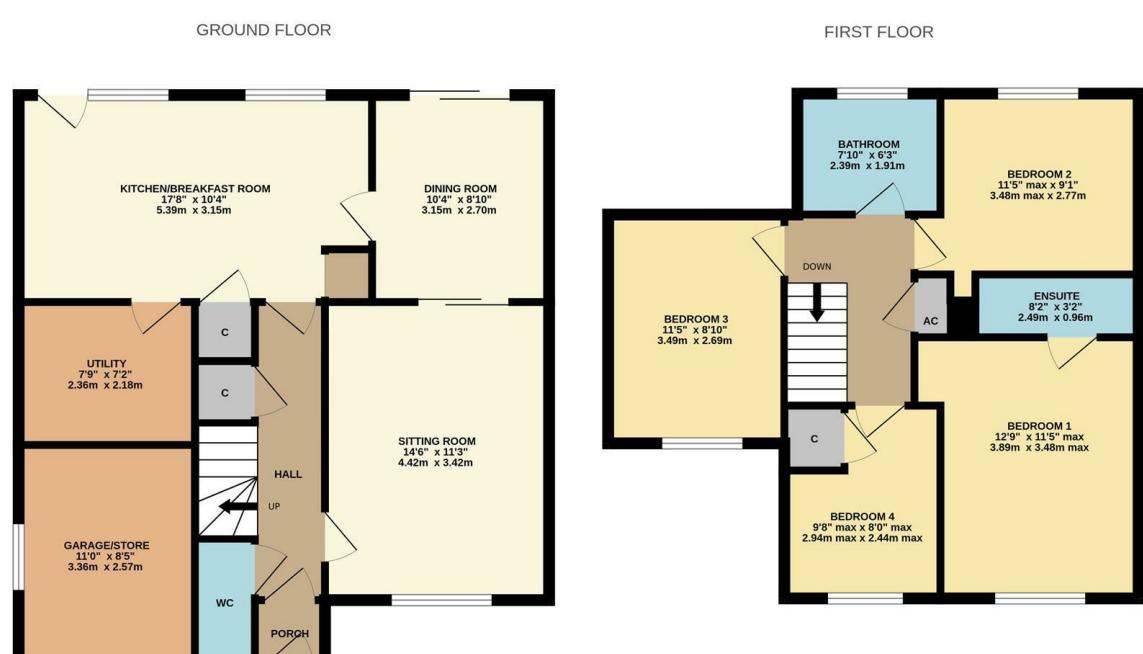
Up and over door. Double glazed window to side. Power and light.

### Rear Garden

Good size enclosed garden with gated side access. Extensive full width patio with low level sleeper retaining wall, lawn beyond and shrub borders.

### Directions

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the first left into Minster Way then second left into Wells Close. The property will then be found at the end of the cul-de-sac on the right hand side.



## GOODMAN WARREN BECK

64 Market Place

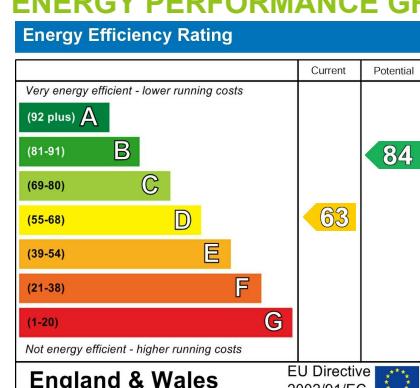
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**£469,950**

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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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