



**31 Willowbank, Chippenham, SN14 6QG**  
**£357,500**

NEW IMAGES ADDED - Conveniently located for access to both Sheldon and Hardenhuish Secondary Schools as well as main road links in and out of the town, this detached home offers driveway, garage and private rear garden. Internally comprising; entrance hall, lounge, dining room, kitchen and cloakroom on the ground floor, three bedrooms, bathroom and en suite shower room on the first floor. Offered for sale with NO ONWARD CHAIN.

## Entrance Hall

Front door, radiator, laminate flooring, door to the cloakroom, lounge and kitchen, stairs to the first floor.

## Lounge 14'05 x 11'07 (4.39m x 3.53m)



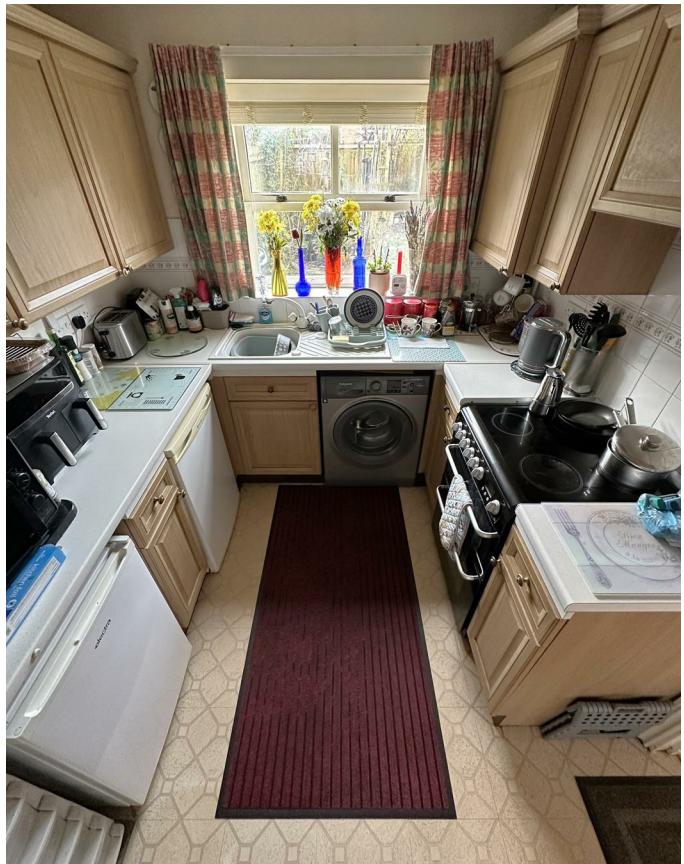
Double glazed bay window to the front, double glazed window to the side, radiator and archway to the dining room.

## Dining Room 12' x 9'06 (3.66m x 2.90m)



Double glazed patio doors to the rear, archway to the lounge, door to the kitchen, radiator and under stairs cupboard.

## Kitchen 8'07 x 7'10 (2.62m x 2.39m)



Double glazed window to the rear, radiator, door to the hallway, floor and wall mounted units, sink and drainer, electric cooker, plumbing for a washing machine, space for a fridge and further appliance.

## Landing

Double glazed window to the side, loft access and doors to the bedrooms and bathroom.

## Bedroom One 11'09 x 9'11 (3.58m x 3.02m)



Two double glazed windows, radiator, wardrobes and door to the en suite.

## En Suite



Double glazed window to the side, radiator, wash hand basin, toilet and shower.

## Bedroom Two 12'09 x 8'05 (3.89m x 2.57m)



Double glazed window to the rear, radiator, wardrobe and over stairs cupboard.

## Bedroom Three 8'05 x 6'10 (2.57m x 2.08m)



Double glazed window and radiator.

## Bathroom



Double glazed window, radiator, wash hand basin, toilet and bath.

## Garden



South West facing, patio, door to the garage, side access and wide selection of plants and shrubs.

**Garage**

Up and over door, personal door to the rear, power and light.

**Driveway**

Parking space located in front of the garage.

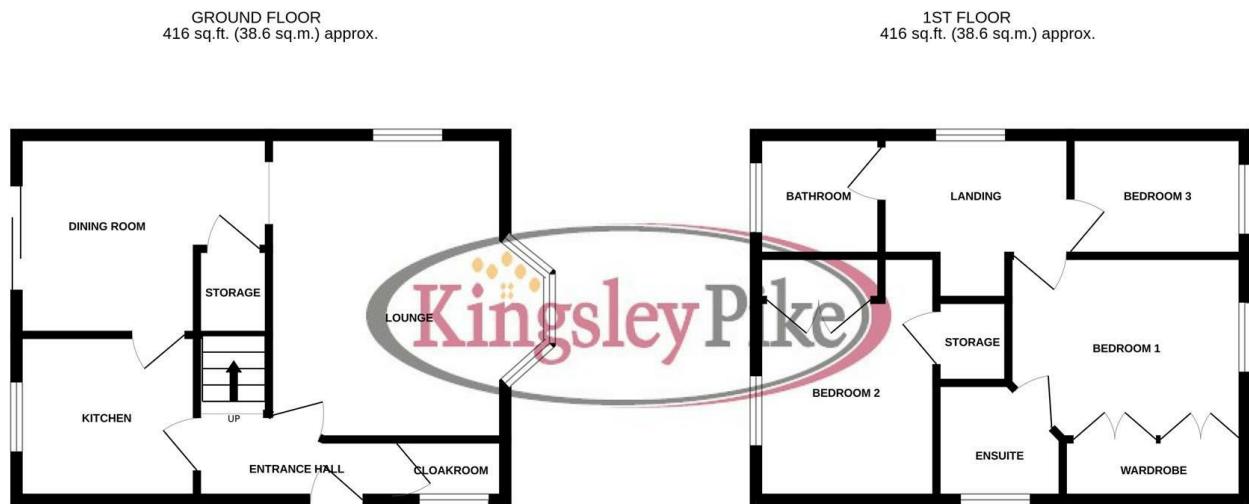
**Tenure**

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 D

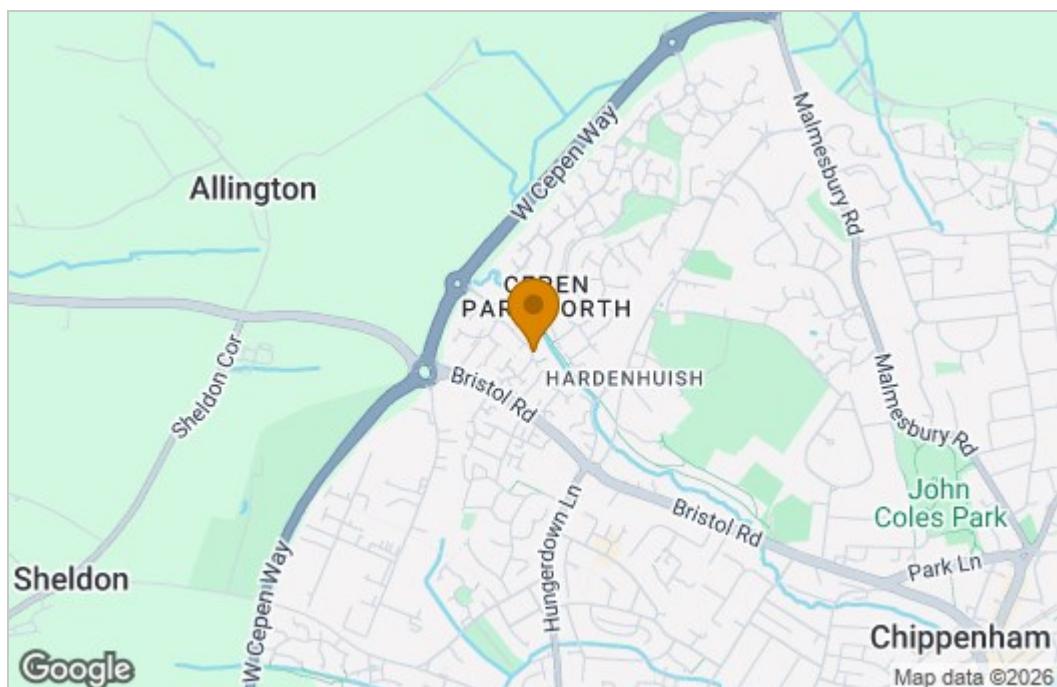
## Floor Plan



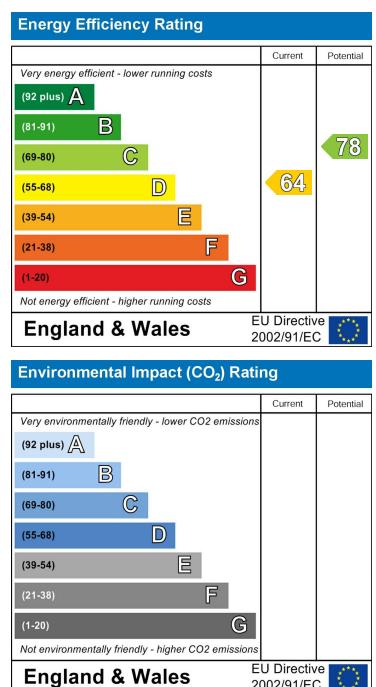
### 3 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 832 sq.ft. (77.3 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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## Area Map



## Energy Efficiency Graph



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 of the property.