



37 St. Peters Close
Chippenham

GOODMAN WARREN BECK

37 St. Peters Close, Chippenham SN15 2BH

A well proportioned four bedroom semi detached house ideally situated in a sought after cul-de-sac on the western side of town offering easy access to the town centre and mainline station.

The ground floor accommodation offers an entrance hall with guest cloakroom, kitchen with a range of fitted units and a large sitting/dining room with patio doors enjoying views over the garden. The first floor has a large master bedroom, three further good size bedrooms and 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 former garage which is currently used as a large utility with additional storage area. To the rear is a well tended garden enjoying a good degree of privacy, laid mainly to lawn with patio area and well stocked flower and shrub borders.

SITUATION

The property is situated in a cul-de-sac location within easy access of the town centre, local amenities and River Avon with its delightful walks and cycle path. The hospital, local doctors surgery and mainline rail station are easily accessible, as is the local primary school. M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

ACCOMMODATION COMPRISING:

uPVC double glazed door to:

ENTRANCE HALL

Radiator. Stairs to first floor with cupboard under. Radiator.

CLOAKROOM

Obscure double glazed window to front. Radiator. Corner wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

SITTING/DINING ROOM

Double glazed sliding patio door to rear. Double glazed window to side. Electric fireplace with stone hearth. Two radiators. Coving.

KITCHEN

Two double glazed windows to front. Obscure double glazed door to side. Fitted with a range of drawer and cupboard base units and matching wall mounted cupboards. Wooed edged worksurfaces with tiled splashbacks and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine. Space for fridge. Space for gas cooker. Tiled floor.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE

Three double glazed windows to rear. Radiator. Built-in wardrobe. Coving.

BEDROOM TWO

Dual aspect with two double glazed windows to front and one to the side. Radiator. Built-in wardrobe. Coving.

BEDROOM THREE

Double glazed window to front. Radiator.

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£350,000

BEDROOM FOUR

Two double glazed windows to rear. Radiator.

BATHROOM

Dual aspect with obscure double glazed windows to front and side. Radiator. Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Light and shaver point.

OUTSIDE

FRONT GARDEN

Laid to lawn with flower borders. Driveway providing off road parking. Path leading to gated side access to rear garden.

FORMER GARAGE/UTILITY

Currently being used for a Utility Room/Storage Space with double glazed door and window to front. Power and light. Door to:

STORAGE AREA

Double glazed window to rear. Gas fired boiler for radiator central heating and hot water. Power and light.

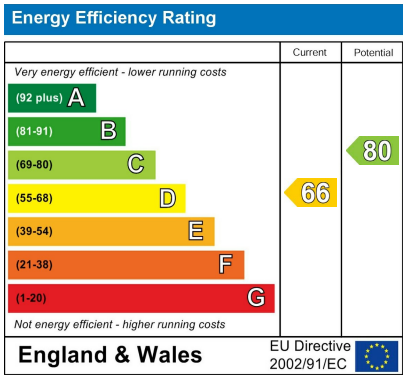
REAR GARDEN

Good size enclosed garden laid mainly laid to lawn with well stocked flower and shrub borders. Patio area. Timber shed and greenhouse. Gated side access to front garden.

DIRECTIONS

From the town centre proceed out of town on the A4 up Rowden Hill. Continue past the hospital, down the hill and take the right turn into Lowden. St Peters Close is then the first turning on the left side.

ENERGY PERFORMANCE GRAPHS

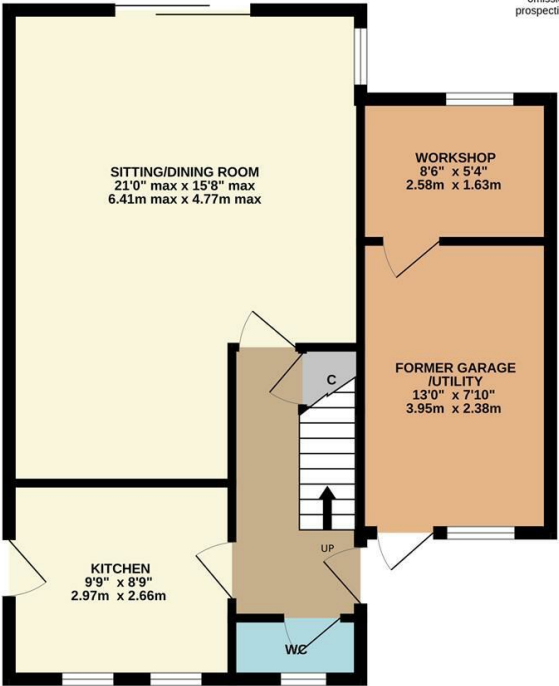


Council Tax Band: C

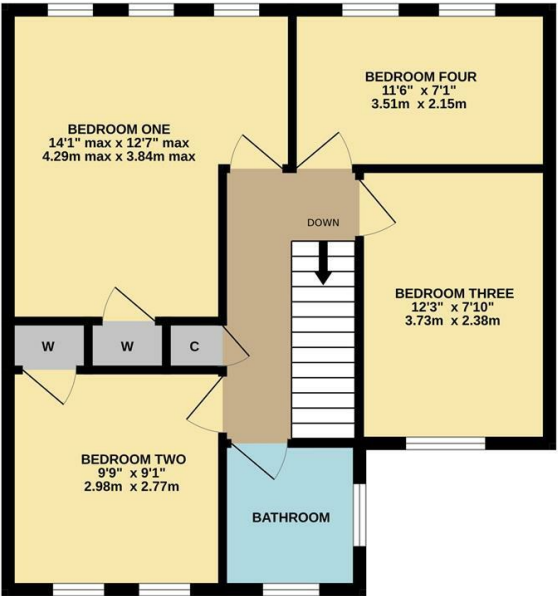
Tenure: Freehold

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



FIRST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

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