



**37 Oak Road, Chippenham, SN14 0XJ**  
**£479,950**

Located within a favourable residential area on the West side of Chippenham, Oak Road is well situated for access to the A350, A4 and M4 motorway. Well presented throughout it comprises; entrance hall, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room and utility room on the ground floor. On the first floor there are five bedrooms, family bathroom and en suite to the main. With Private enclosed garden to the rear, single garage and driveway to the front it makes an ideal family home.

## Entrance Hall



Double glazed front door, solid Oak flooring, door to the cloakroom, under stairs cupboard, radiator, doors to the lounge and kitchen/dining room, stairs to the first floor.

## Cloakroom

Double glazed window to the front, radiator, wash hand basin and solid Oak flooring.

## Lounge 16'03" x 11'03" (4.95m x 3.43m)



Double glazed bay window to the front, two radiators and double doors to the dining room.

## Dining Room 10'08" x 9'05" (3.25m x 2.87m)



Double glazed patio doors to the rear, radiator and door to the kitchen/breakfast room.

## Conservatory 9'03" x 8'08" (2.82m x 2.64m)

Double glazed windows, double glazed French doors to the side opening on to the garden, radiator and laminate flooring.

## Kitchen/Breakfast Room 11'10" x 10'08" (3.61m x 3.25m)



Double glazed window to the rear, Oak flooring, radiator, door to the utility room, space for a table and chairs, floor and wall mounted units, Range style cooker with two ovens, grill, pan store, five gas hob rings and warming plate, extractor fan over, stainless steel sink and drainer, plumbing for a washing machine and plumbing for a dishwasher.

### Utility Room 10'08" x 5'05" (3.25m x 1.65m)



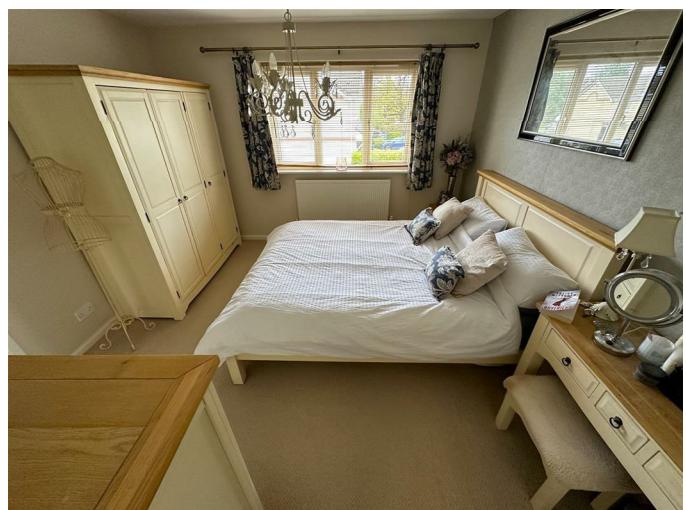
Double glazed door to the garden, double glazed window to the side, door to the garage, radiator, Oak flooring, floor and wall units, stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer.

### Landing



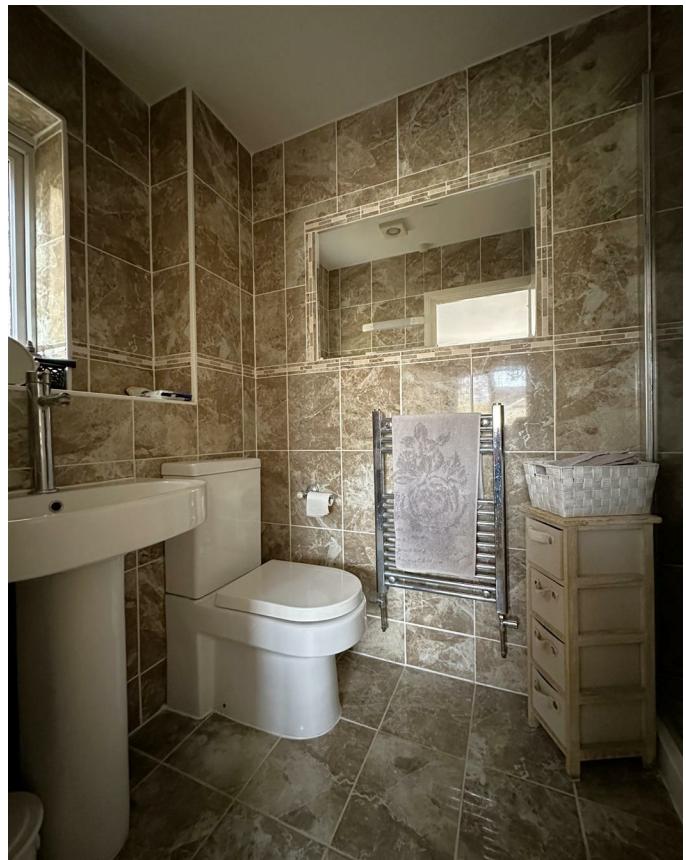
Loft access, airing cupboard and doors to all bedrooms and the bathroom.

### Bedroom One 11'06" x 11'04" (3.51m x 3.45m)



Double glazed window to the front, radiator, built in wardrobe and door to the en suite.

### En Suite 8'05" x 4'04" (2.57m x 1.32m)



Double glazed window to the side, fully tiled, towel radiator, toilet, wash hand basin and walk in shower cubicle.

**Bedroom Two 11'06" x 9'03" (3.51m x 2.82m)**



Double glazed window to the rear and radiator.

**Bedroom Three 14'05" x 8'03" (4.39m x 2.51m)**



Double glazed window to the front and radiator with recess for a wardrobe.

**Bedroom Four 11'01" x 8'04" maximum (3.38m x 2.54m maximum)**

Double glazed window to the rear and radiator.

**Bedroom Five 9'02" x 7' (2.79m x 2.13m)**



Double glazed window to the front and radiator.

**Bathroom 6'10" x 5'05" (2.08m x 1.65m)**



Double glazed window to the rear, fully tiled, towel radiator, toilet, was hand basin, bath with shower screen and shower over.

**Garage 16'03" x 8' (4.95m x 2.44m)**

Roll up door to the front, power, light and door to the rear leading to the utility room.

**Driveway**

Side by side parking spaces in front of the garage.

## Gardens



Laid to areas of patio and lawn with outside light, tap and gated side access.

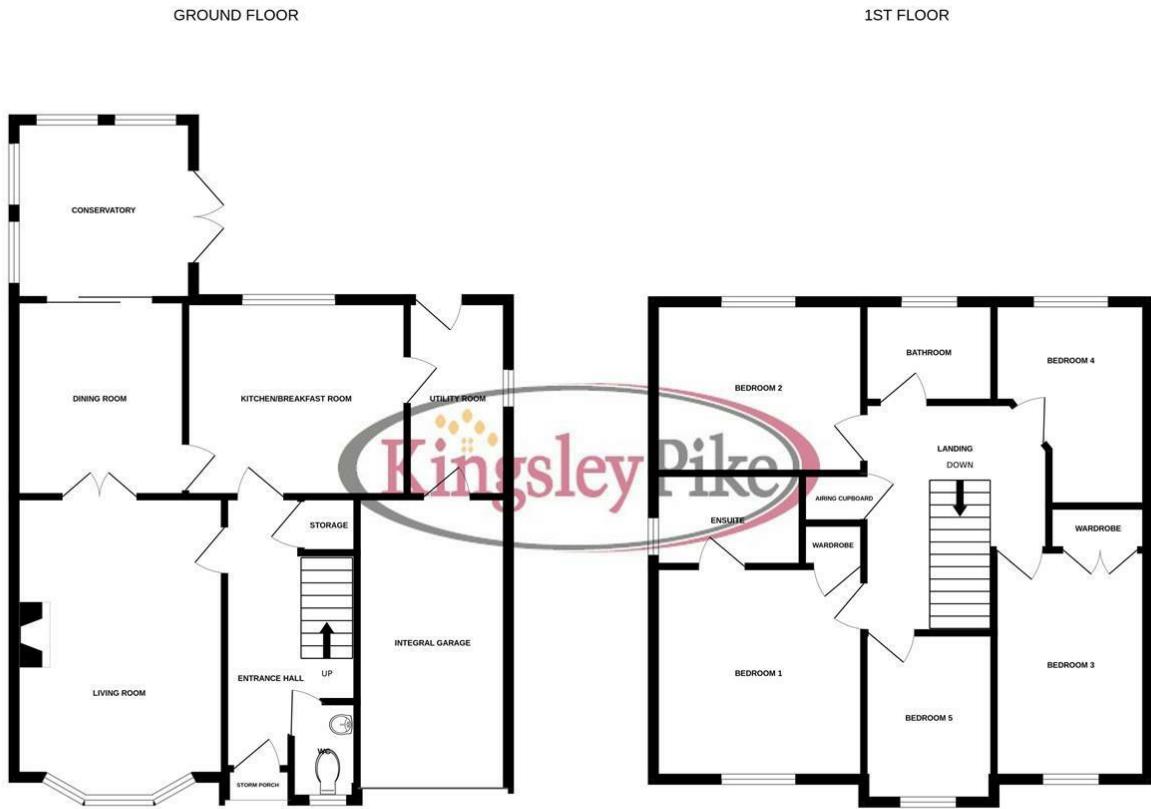
### **Tenure**

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 F.

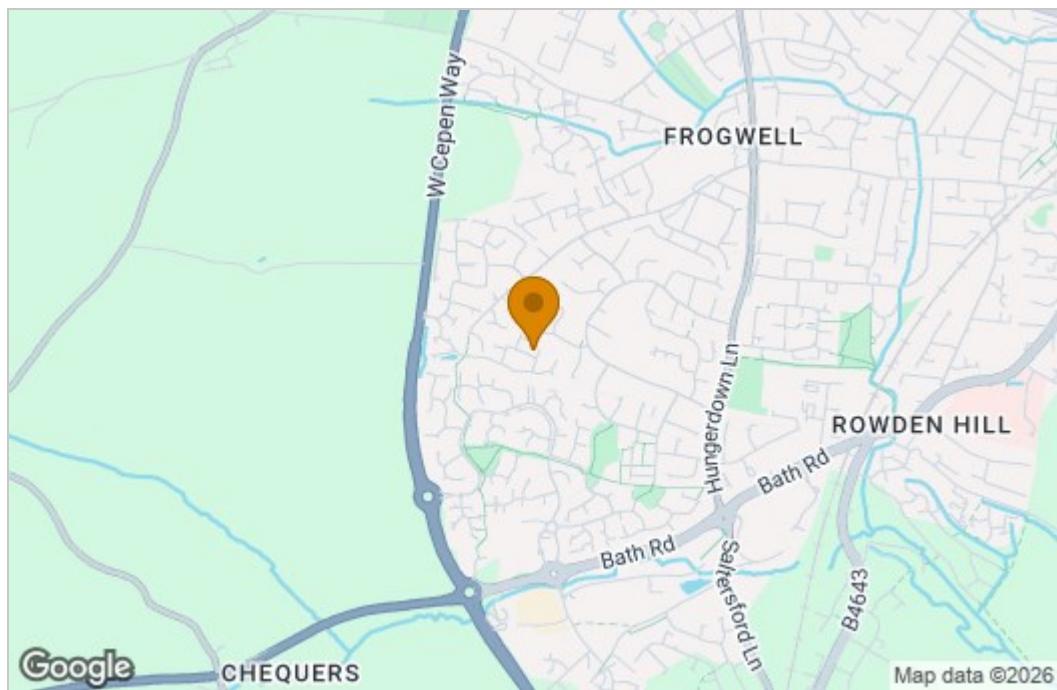
## Floor Plan



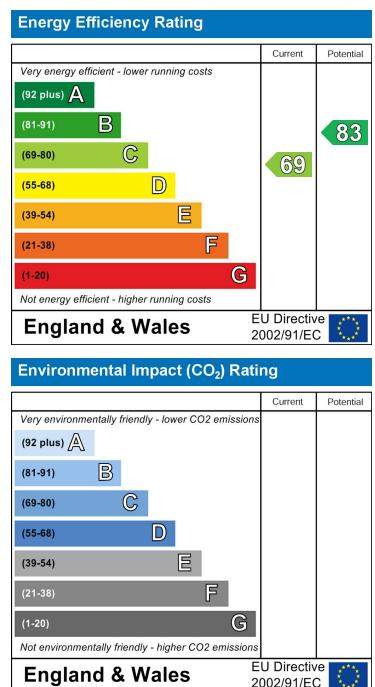
5 BEDROOM DETACHED HOUSE

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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.