



# 42 Rowden Road, Chippenham, SN15 2AU

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

Price Guide £650,000

A beautifully presented four bedroom detached house occupying a well manicured large plot, enjoying a sunny aspect. The accommodation comprises of a spacious and welcoming central entrance hall, a dual aspect sitting room opening onto the rear garden. Dining room opening to the conservatory enjoying a view of the garden. A spacious kitchen/breakfast room with a range of built-in Siemens appliances, a handy utility room and a downstairs cloakroom. On the first floor there is a spacious master bedroom with two large built-in wardrobes and an ensuite shower room, a further three bedrooms and a bathroom. The property occupies a generous plot with ample off road parking to the front and a substantial garden to the rear, with a large paved seating area, lawn and mature shrub borders.

## Situation

The property is ideally situated with easy access to the town centre and local amenities. Chippenham has a wide range of amenities to include high street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, plus a library, cinema and public parks. Communications from Chippenham are excellent with a regular main line rail service from Chippenham station to London Paddington and the West Country and junction 17 of the M4 motorway is a few miles to the north of the town. The major trunk routes offer easy and convenient access to the regional centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

Wooden entrance door to:

### Entrance Hall

A welcoming entrance hall with stairs to first floor. Radiator. Dado rail. Coving.

### Sitting Room

Dual aspect with uPVC double glazed window to front and double glazed French doors opening into the garden. Feature stone fireplace with inset wood burning stove. Wall light points. Coving. Two radiators

### Dining Room

Opening to the Conservatory. Radiator. Coving.

### Conservatory

uPVC double glazed on brick base with French doors opening onto the garden. Radiator. Tiled floor.

### Kitchen/Breakfast Room

uPVC double glazed window to rear. uPVC French doors to rear. Fitted with a range of matching wall and base units comprising cupboards and drawers and incorporating plate rack and display cabinet. Granite worksurfaces, upstands and splashback. Under unit lighting. Undermounted one and a half bowl sink unit with chrome mixer tap. Two built-in ovens, induction hob and extractor. Built-in microwave. Built-in dishwasher. Under counter fridge. Tiled floor. Radiator. Coving. Spotlights.

## Front Garden

Block paved driveway with an area of decorative shingle. Planted with mature shrubs and hedging to borders.

## Rear Garden

A particular feature of the property being on a larger than average plot. The beautifully manicured gardens enjoy a large patio seating area leading to a large lawn with mature flower and shrub borders. Ornamental pond. Enclosed by mature hedging. Summer house/timber shed. Raised beds ideal for planting vegetables.

## Garage

Twin opening doors. Power and Light.

## Directions

From the bridge centre proceed out of town on the A4, Rowden Hill. Continue past the hospital and down the hill and turn left into Rowden Road.

## Agents Note

There is an improvement indicator showing against the council tax band for this property.

## Cloakroom

Obscure uPVC double glazed window to side. Refitted with fitted furniture. Close coupled WC with concealed cistern and storage cupboard. Wash basin with chrome mixer tap set in vanity unit with storage cupboard under. Chrome ladder radiator. Tiling to half height.

## Utility Room

uPVC double glazed window to front. Obscure double glazed door to side. Cupboard base unit with worksurface over and tiled splashbacks. Stainless steel single drainer sink unit with chrome mixer tap. Floor mounted boiler. Space and plumbing for automatic washing machine. Further appliance space. Tiled floor.

## First Floor Landing

Feature arch window to front and a further window to front. Doors to all bedrooms and the airing cupboard. Radiator. Dado rail.

## Master Bedroom

uPVC double glazed window to rear. Two built-in double wardrobes. Door to Ensuite. Radiator.

## Ensuite

Close coupled WC with concealed cistern. Wash basin with chrome mixer tap set in vanity unit with storage cupboard below. Fully tiled double width shower cubicle. Tiling to half height. Tiled floor. Chrome ladder radiator. Spotlights. Extractor.

## Bedroom Two

uPVC double glazed window to rear. Radiator.

## Bedroom Three

uPVC double glazed window to front. Radiator.

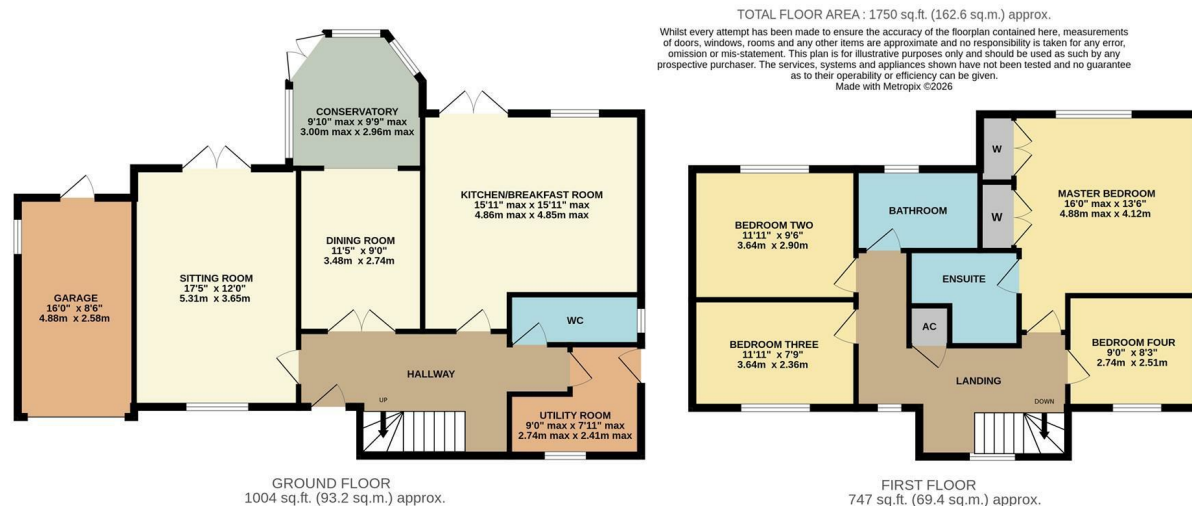
## Bedroom Four

uPVC double glazed window to front.

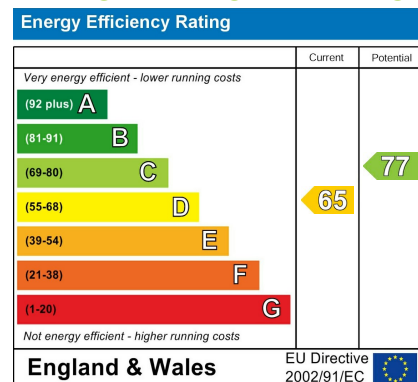
## Bathroom

uPVC obscure double glazed window to rear. Panelled bath with chrome mixer tap and shower attachment over with concertina shower screen. Close coupled WC. Pedestal wash basin. Tiling to principal areas. Radiator. Spotlights. Extractor.

## Outside



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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)