

### **3 Noyes Close, Chippenham, SN14 0TP**

**£475,000**

A well presented four bedroom detached home located in a cul de sac and situated on the Western outskirts of Chippenham, offering excellent road links to both the town centre and M4 motorway. To the rear of the property there is an enclosed garden laid mainly to lawn with flower beds and patio, to the front there is a block paviour driveway providing off road parking and access to the garage. The property benefits from double glazing and gas central heating.



## Entrance Hallway



Front door leads into hallway. Stair case to first floor, radiator, under stairs cupboard.

## Cloakroom



Triple glazed window, W.C. hand basin with cupboard under, radiator.

## Living / Dining Room



Triple glazed window, doors into conservatory, two radiators, fireplace with wood burner.





## Conservatory

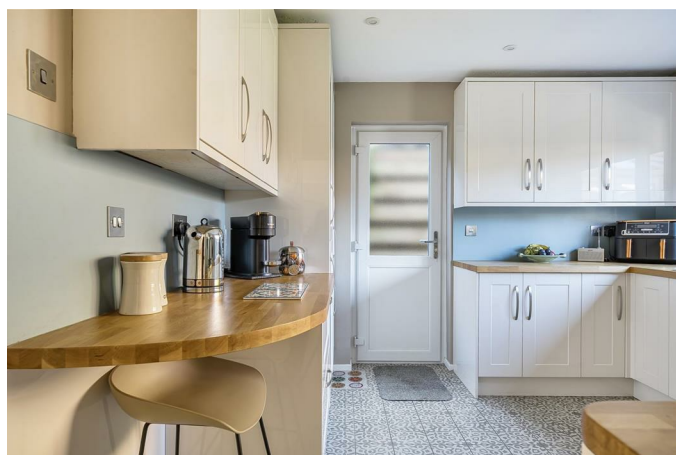


Double glazed conservatory, tiled floor, radiator, door to garden.

## Fitted Kitchen



Triple glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, integrated dishwasher and integrated fridge/freezer, wall mounted gas boiler, part glazed door to side and garden.



## Landing

Access to loft and built in cupboard housing hot water tank.

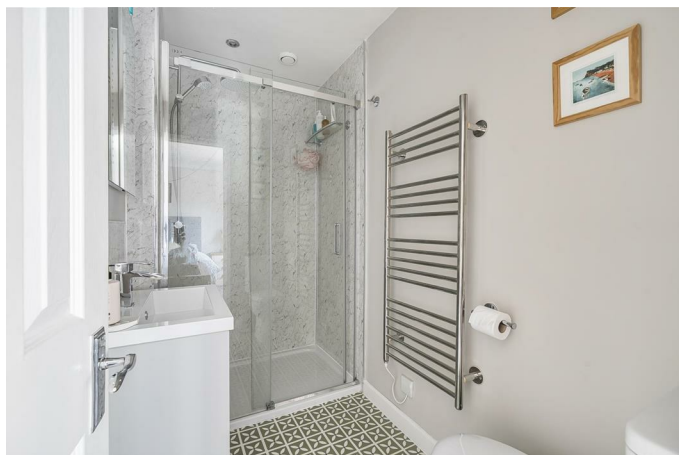
## Bedroom One



Triple glazed window, radiator, door to en suite.



### En Suite



Shower cubicle, hand basin with cupboard under, W.C, radiator.

### Bedroom Two



Triple glazed window, radiator.

### Bedroom Three



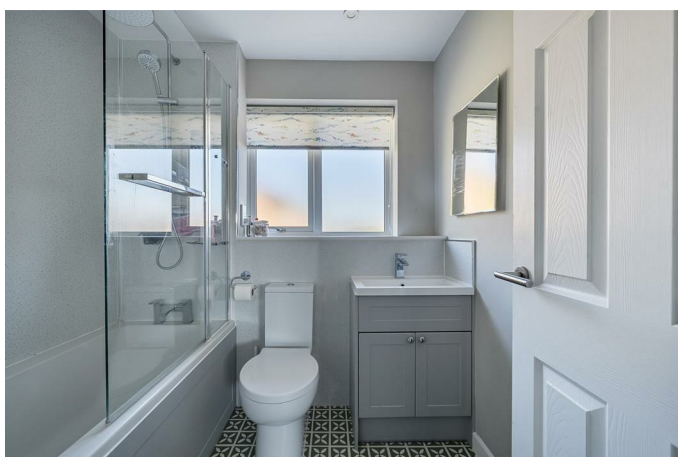
Triple glazed window, radiator.

### Bedroom Four



Triple glazed window, built in cupboard, radiator.

### Modern Bathroom



Triple glazed window, bath with shower over, hand basin with cupboard under, W.C, radiator.

### Outside

#### Rear



To the rear of the property there is an enclosed garden laid mainly to lawn with flower beds and patio, gated side access to the front, tap.



### **Front**

To the front there is a block paviour driveway providing off road parking and access to the garage.

### **Garage**

Up and over door, power and light, plumbing and space for washing machine and space for tumble dryer.

### **Tenure**

GOV.UK advise Freehold.

### **Council Tax Band**

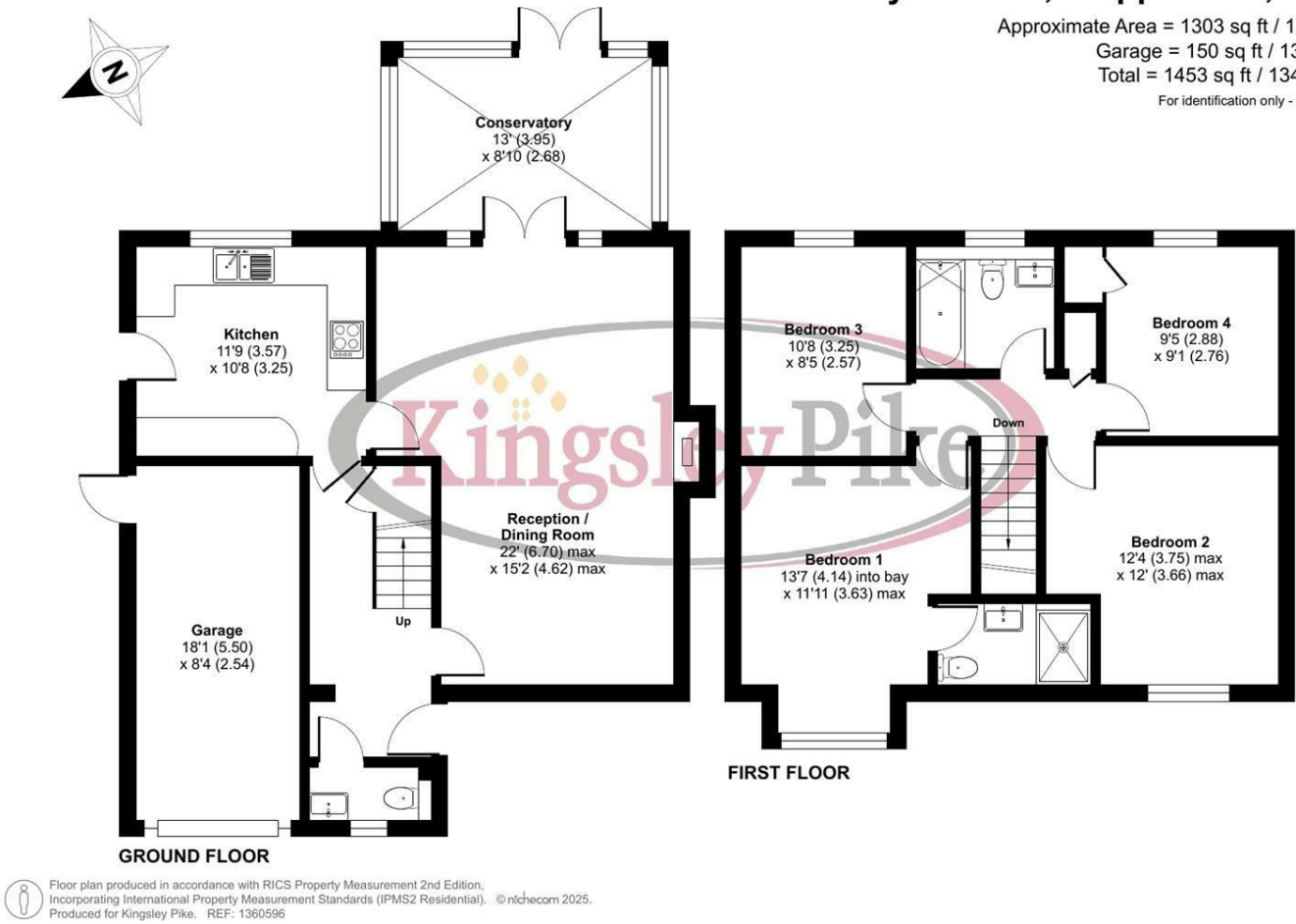
GOV.UK advise Band E.



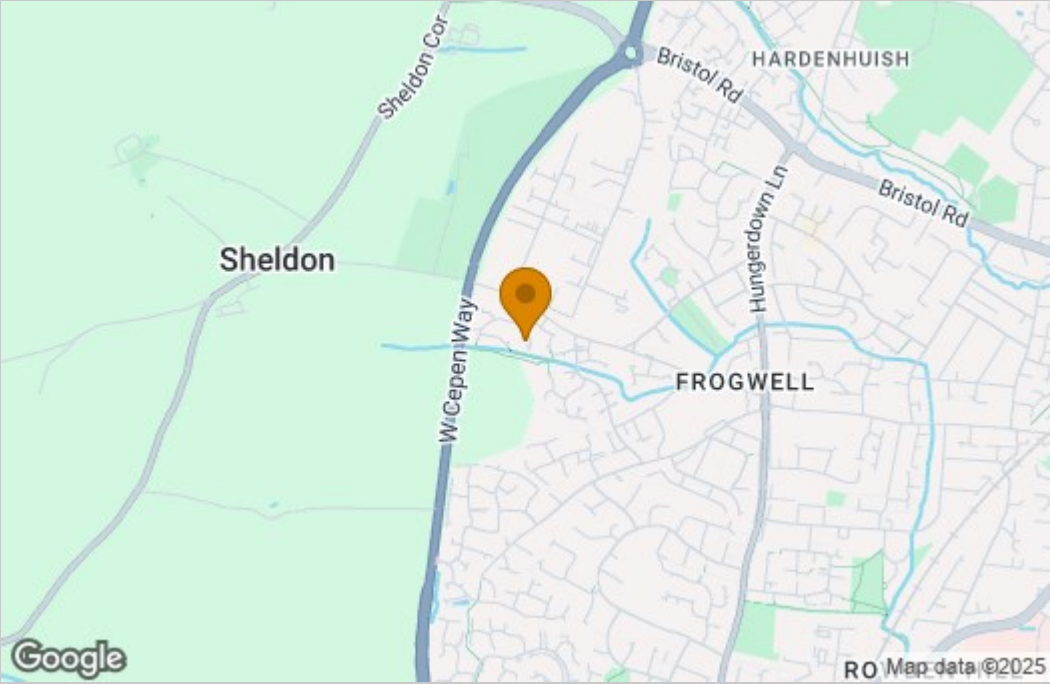
Floor Plan

Noyes Close, Chippenham, SN14

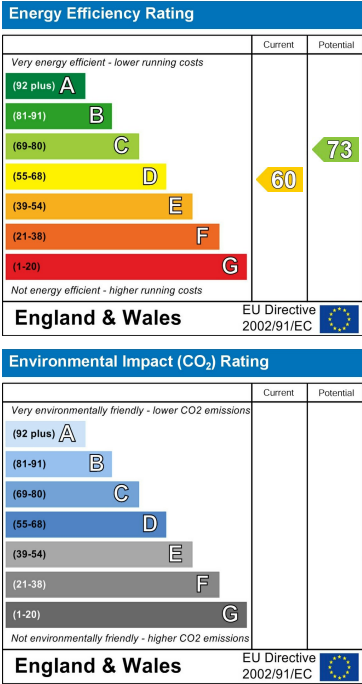
Approximate Area = 1303 sq ft / 121 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1453 sq ft / 134.9 sq m  
For identification only - Not to scale



Area Map



Energy Efficiency Graph



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