



19 Forrester Green  
Chippenham

GOODMAN WARREN BECK



# 19 Forrester Green, Chippenham SN14 8EB

An extended and much improved three/four bedroom semi detached house ideally situated in this sought after village with a pleasant open outlook to the front. The accommodation is beautifully presented throughout with the ground floor offering a useful entrance porch which leads through to the sitting room with a media wall, contemporary wood burning stove and a useful study area off, an additional family room/fourth bedroom, a refitted kitchen with French doors to the garden and a range of high gloss units and built-in appliances, separate utility room and shower room. The first floor boasts three bedrooms and a quality refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden and to the rear is a delightful enclosed garden with decked seating area. There is also a driveway providing off road parking leading to a single garage.

## SITUATION

The delightful village of Colerne is conveniently positioned for Bath, Chippenham and the M4 Junction 18 or 17. The village offers a post office, two shops, a garage, a vet and doctors' surgeries, a primary school and a number of public houses. Delightful countryside walks are close at hand, and in addition, Lucknam Park, which offers country club facilities, is within five minutes drive. The city of Bath is just a 10 minute drive and along with Chippenham c.15 minutes, offer mainline rail links to London Paddington. There are regular bus services to Bath and Chippenham from the village.

## ACCOMMODATION COMPRISING:

Entrance door to:

## ENTRANCE PORCH

Two double glazed windows to front. Wall mounted boiler for central heating and hot water. Door to Sitting Room.

## SITTING ROOM

Stairs to first floor. Radiator. Contemporary style wood burning stove. Wood laminate flooring. Media wall. Open plan to Kitchen/Dining Area. Open plan to:

## STUDY AREA

Double glazed window to front with shutters. Radiator. Wood laminate flooring.

## FAMILY ROOM

Double glazed window to front with shutters. Skylight. Radiator. Wood laminate flooring.

## REFITTED KITCHEN/DINING ROOM

Double glazed French doors to rear garden and double glazed window to rear with shutters. Radiator. Fitted with a range of high gloss drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces incorporating breakfast bar with tiled splash backs and inset sink unit with drainer. Built-in hob with stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher. Larder unit. Spotlights to Kitchen Area. Under stairs cupboard. Wood laminate flooring. Door to:

## UTILITY ROOM

Skylight. Cupboard base units with worksurfaces over, tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Door to garage. Door to:

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## Offers Over £385,000

## SHOWER ROOM

Chrome ladder radiator. Shower cubicle. Close coupled WC.

## FIRST FLOOR LANDING

Double glazed window to side with shutters. Access to roof space. Spotlights. Doors to:

## BEDROOM ONE

Double glazed window to front with shutters. Radiator.

## BEDROOM TWO

Double glazed window rear with shutters. Radiator.

## BEDROOM THREE

Double glazed window to front. Radiator.

## REFITTED BATHROOM

Obscure double glazed window to rear. Ladder radiator. 'P' shaped bath with mixer tap, shower attachment and shower screen. Vanity wash basin with mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor with underfloor heating. Spotlights. Extractor.

## OUTSIDE

FRONT GARDEN

Laid to decorative stone with picket fence and path to front door.

REAR GARDEN

Delightful enclosed garden with gated side access to driveway. Patio area with artificial lawn beyond with flower and shrub border and path to decked seating area. Outside tap and power points.

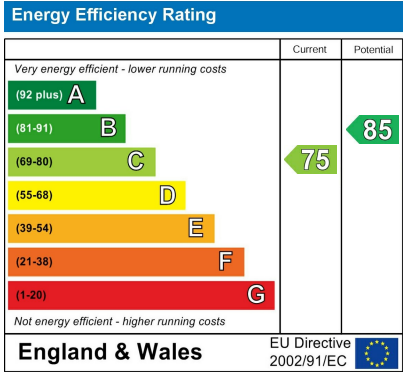
GARAGE & DRIVEWAY

Electric roller door. Double glazed French doors to side. Power and light. Driveway to front providing off road parking.

DIRECTIONS

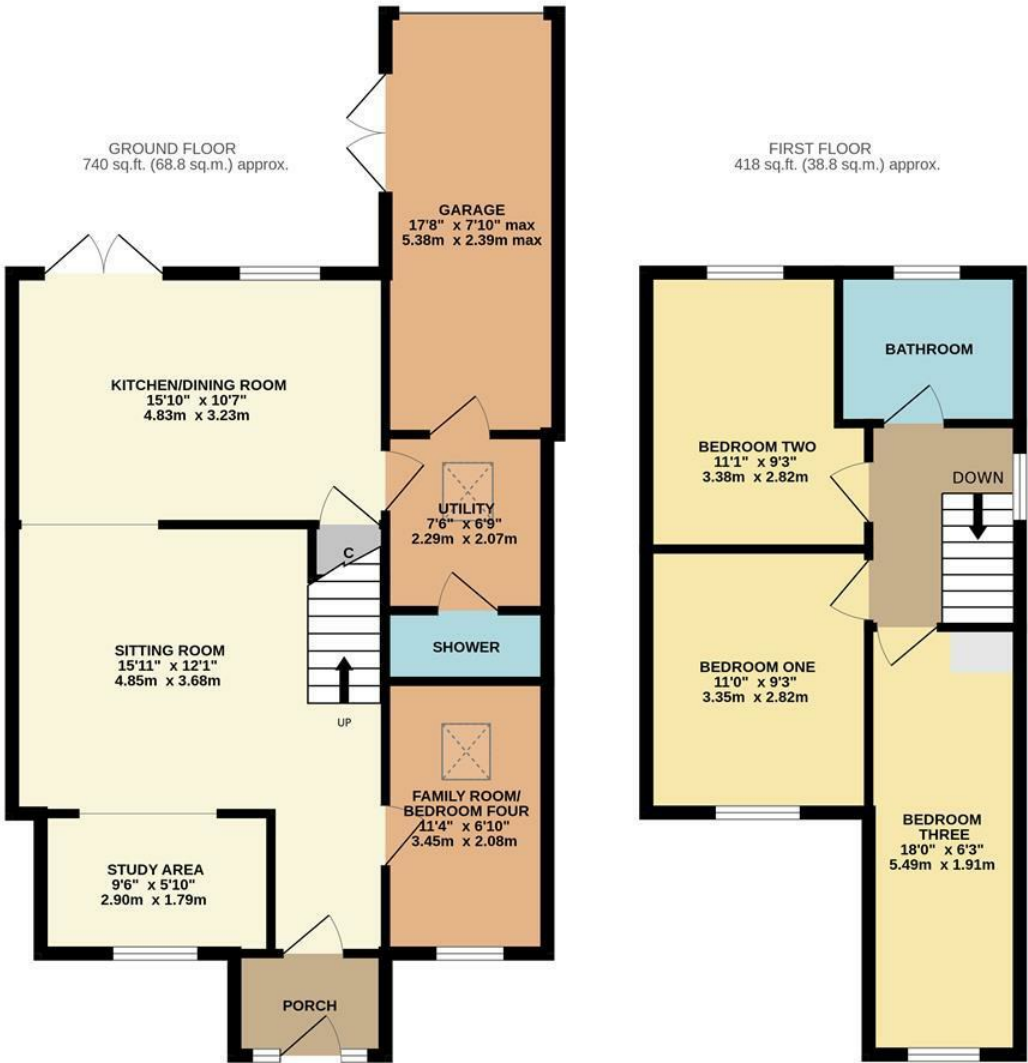
From Chippenham proceed out on the A420 road for about 5 miles to the village of Ford, turning left where signposted to Colerne, After c.2 miles and before the main village of Colerne, Proceed past Lucknam Park on your right and continue along this road. At the cross roads, turn left into Quarry Lane and then right into Forrester Green.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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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