



10 Haydock Close Chippenham SN14 0YE

A well presented and deceptively spacious, two double bedroom house, located at the end of the cul de sac house on the Cepen Park South development. Conveniently located for easy access to the M4 junction, Corsham, Bath etc within walking distance of the local supermarket and public house.

Accommodation comprises entrance hall, living room with feature fireplace, kitchen/diner with patio doors onto garden, en suite shower room and modern bathroom. Benefits include UPVC double glazing, gas central heating, good sized, low maintenance garden with private aspect, garage and driveway. Offered for sale with no onward chain. Ideal first time buy.

Offers Over £240,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the side. UPVC double glazed window to the front. Radiator. Wood effect flooring. Fuse box. Thermostat. Door to the:

Living Room

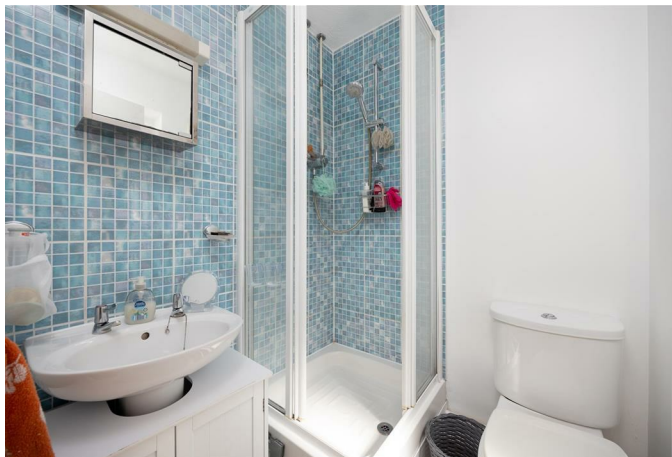
12'11" x 11'5" (3.94 x 3.48)

UPVC double glazed window to the front. Radiator. Television point. Feature fireplace with electric fire. Door to understairs storage cupboard. Doorway to the:

Kitchen/Diner

14'6" x 7'12" (4.42 x 2.43)

UPVC double glazed window and sliding patio doors to the rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer and table. Wall mounted Vaillant boiler. Carbon monoxide alarm. Extractor fan. Tiled flooring.



FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Doors off and into: linen cupboard and airing cupboard housing hot water tank and shelving.

Bedroom One

9'11" x 9'5" (3.03 x 2.88)
UPVC double glazed bay window to the front. Radiator. Built-in double wardrobe. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point and light. Extractor fan.

Bedroom Two

8'2" x 7'10" (2.50 x 2.40)
UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point and light. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with entrance light. Areas laid to loose stone chippings. Gas and electric meters.

To The Rear

Good sized, low maintenance garden with private aspect comprising paved patio area to the immediate rear, areas laid to loose stone chipping and borders with a variety of plants and shrubs. Outside tap. All enclosed by fencing and walling with gated rear pedestrian access.

Garage & Parking

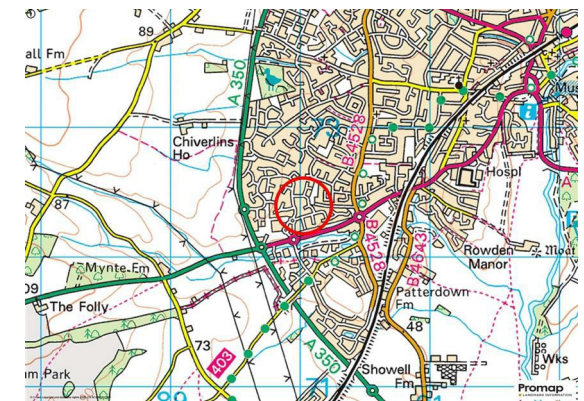
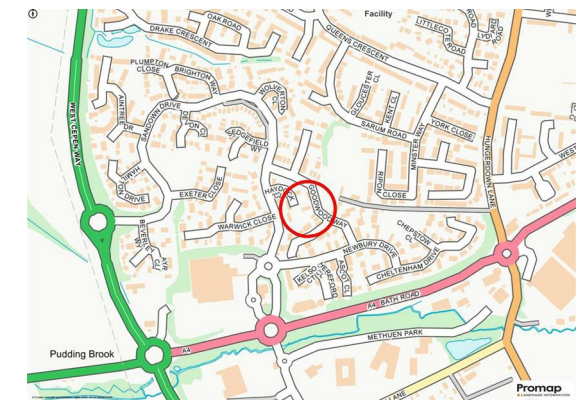
17'12" x 8'5" (5.48 x 2.56)
Up and over door to the front. Eaves storage. Parking space to the front.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**



Total area: approx. 75.9 sq. metres (816.8 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.