GOODMAN WARREN BECK

Black Rock Sidney Wood Court
Chippenham









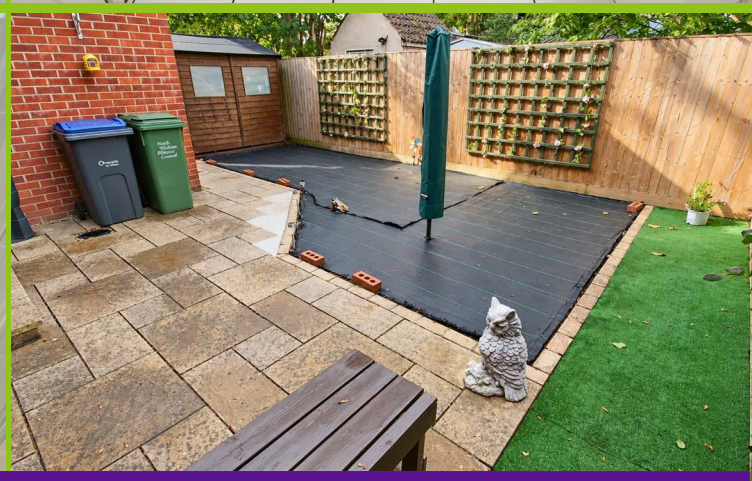












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Black Rock Sidney Wood Court, Chippenham, SN14 0SZ

A beautifully presented and well maintained three/four bedroom semi detached offering spacious accommodation arranged over three floor in excess of c.1400 sq ft. The property is ideally situated in a small cul-de-sac within walking distance of the town centre and mainline station.
The ground floor accommodation offers an entrance hall with guest cloakroom, sitting/dining room with French doors to the garden and a well appointed kitchen with a range of fitted units and built-in oven and hob. The first floor offers a double bedroom with a range of fitted wardrobes, large dual aspect second bedroom, a small fourth bedroom/study and a spacious family bathroom. The first then boasts a master bedroom with an en-suite shower room and useful dressing room/storage area.
To the front is a carport providing access to the integral garage and to the rear is an enclosed garden with patio and artificial lawn.

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

£325,000

Situation
The property is most conveniently situated within walking distance of the town centre, mainline rail station, highly regarded primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:
Double glazed entrance door to:

Entrance Hall
Stairs to first floor. Tiled floor Spotlights. Doors to:

Sitting/Dining Room
Double glazed window and French doors to rear. Electric heater. Understairs cupboard. Two wall light points.

Kitchen
Double glazed window to front. Electric heater. Range of drawer and cupboard base units with matching wall mounted cupboard. Rolled edge worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap and separate drinking water tap. Built-in stainless steel gas hob and electric oven with tiled splashbacks and stainless steel extractor over. Space and plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Breakfast bar. Water softener. Spotlights. Tiled floor.

First Floor Landing
Double glazed window to front. Stairs to second floor. Electric heater. Spotlights. Doors to:

Bedroom Two
Double glazed window to front. High level obscure double glazed window to rear. Two electric heaters.

Bedroom Three
Double glazed window to front. Stairs to second floor. Electric heater.

Study/Bedroom
Obscure double glazed window to rear. Electric heater.

Family Bathroom
Two obscure double glazed windows to rear. Electric heater. Cupboard housing hot water tank. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Tiled floor. Light and shaver point. Spotlights. Extractor.

Second Floor Landing
Door to:

Master Bedroom
Two skylight windows to rear. Electric heater. Door to Dressing Room. Door to:

En-Suite Shower Room
Electric heater. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Tiled floor. Light and shaver point. Spotlights. Extractor.

Dressing Room/Store

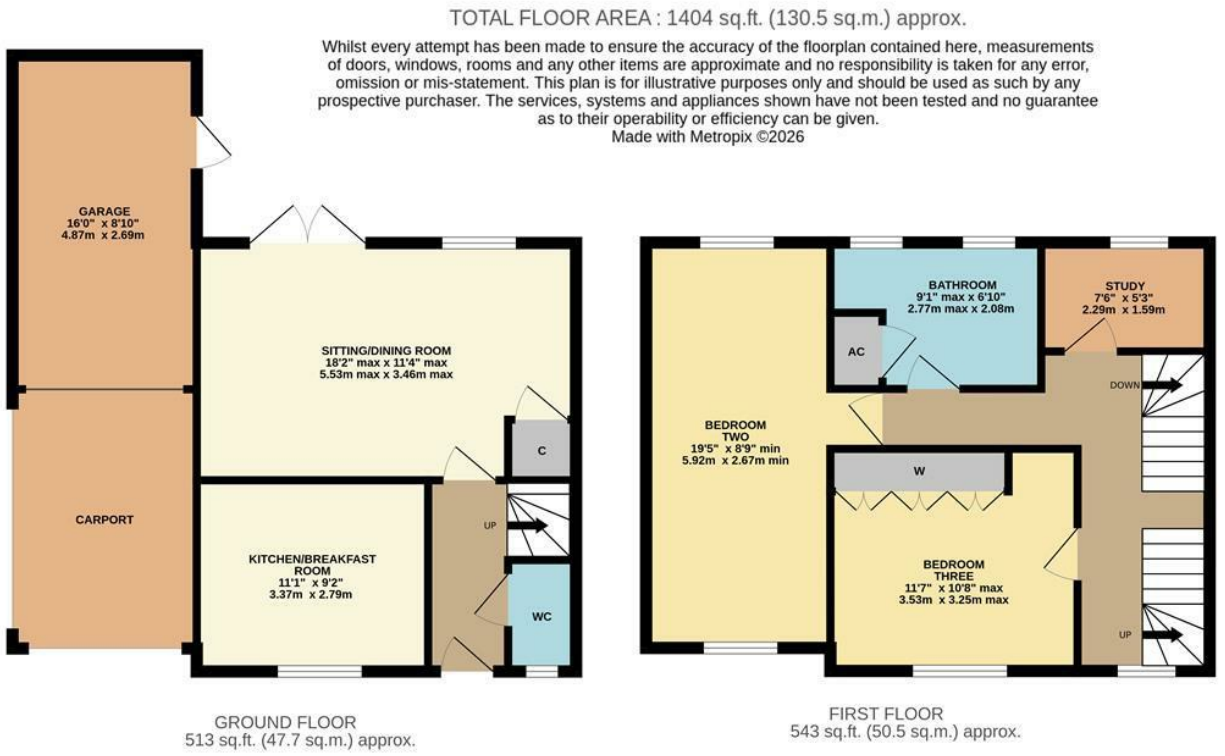
Outside

Front Garden
Laid to paving. Car port in front of the garage. Gated side access to rear garden.

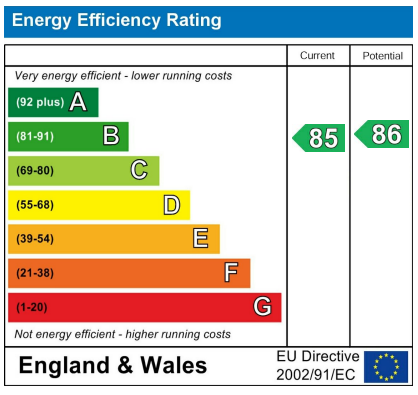
Rear Garden
Enclosed by fencing. Patio area. Artificial lawn. Garden shed.

Garage
Up and over door. Personal door to rear. Power and light, Eaves storage.

Directions
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. Take the fourth turning on the right into Loyalty Street. Take the second turning on the left into Sydney Wood Court and the property will be found on the right hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)