

for sale

£395,000



## Acacia Close Chippenham SN14 6RQ

Detached Family Home. Three Bedrooms, Two reception Rooms. Garden. Driveway, Garage, Close to Amenities. Great Location. Good Road Links. Viewing Advised.



# Acacia Close Chippenham SN14 6RQ

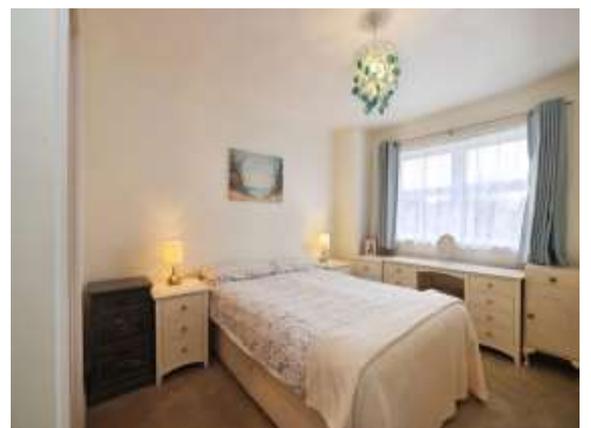
## Description

Nestled within a quiet cul-de-sac in the sought-after Willowbank area on the north-west side of Chippenham, Acacia Close is a well-proportioned three-bedroom detached family home offering practical living spaces, generous gardens, and excellent access to local amenities and transport links.

The property opens into a welcoming entrance hall, leading to a convenient WC. The spacious sitting room provides a comfortable area for family living, with an adjoining dining room ideal for entertaining or everyday meals. A well-appointed kitchen offers ample storage and workspace, A well appointed Utility Room completing the ground-floor accommodation. Upstairs hosts three bedrooms with an en-suite to the main bedroom, each offering good natural light, along with a well-fitted family bathroom.

Acacia Close forms part of the popular Willowbank and wider Cepen Park area, known for its family-friendly environment and convenient access to a wealth of amenities. The neighbourhood is close to superstores, supermarkets, a medical centre, and a chemist, all situated near the development's entrance.

Families are well catered for, with highly regarded primary and secondary schools within walking distance of the property.



## Ground Floor

### **Entrance Hall**

Welcoming entrance hall with doors to WC and sitting room, Stairs to first floor.

### **Cloakroom**

Fitted with close coupled WC, Wash hand basin, radiator.

### **Sitting Room**

14' 4" Max x 14' 8" Max ( 4.37m Max x 4.47m Max )  
Window to front aspect, tv point, fitted carpet, opening to dining room, feature fireplace, fitted carpet.

### **Dining Room**

10' 9" x 8' 10" ( 3.28m x 2.69m )  
French doors leading to rear garden, door to kitchen.

### **Kitchen**

11' 5" Max x 10' 9" ( 3.48m Max x 3.28m )  
Fitted kitchen with a range of matching eye and base level units with work surface over, oven and hob, sink, further appliance space, doors to understairs cupboard, utility room and dining room, window to rear aspect.

### **Utility Room**

6' 5" x 5' 10" ( 1.96m x 1.78m )  
Window to side aspect, door to rear garden, appliance space, door to garage. base level units with inset stainless steel sink unit. wall mounted boiler.

## First Floor

### **Landing**

Doors to bedrooms and bathroom.

### **Main Bedroom**

13' 8" Max x 10' 7" ( 4.17m Max x 3.23m )  
Window to front aspect, built in wardrobes, door to en-suite.

### **En-Suite**

Three piece suite comprising shower enclosure, close coupled WC and wash hand basin, window to side aspect.

### **Bedroom Two**

10' 8" x 9' 4" ( 3.25m x 2.84m )  
Window to rear garden, radiator.

### **Bedroom Three**

8' 5" x 6' 11" ( 2.57m x 2.11m )  
Window to front aspect, radiator, cupboard.

### **Bathroom**

Three piece suite comprising panel enclosed bath, close coupled WC and wash hand basin, window to rear aspect.

## Outside

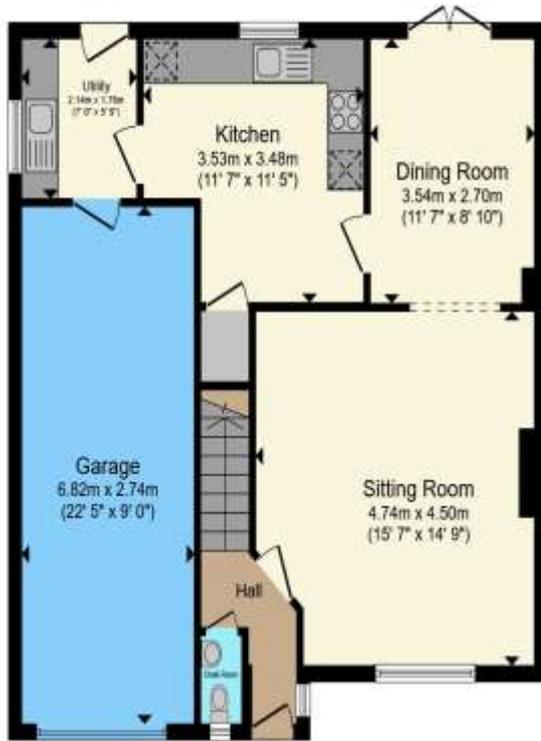
### **Garage**

21' 10" x 7' 11" ( 6.65m x 2.41m )  
Metal up and over door. power and light, door leading to utility.

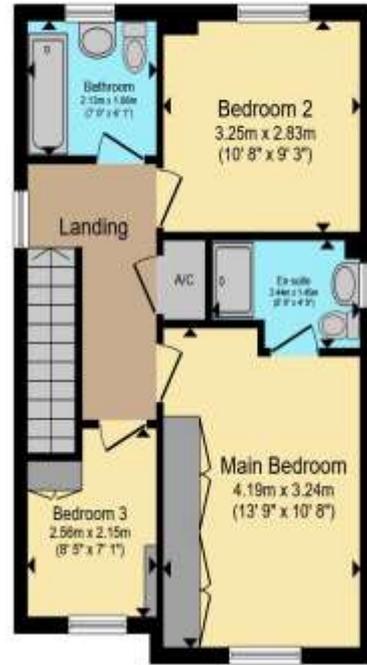
### **Garden**

Patio area to the fore, grass area, further patio area to back corner to catch the late evening sunshine. Enclosed.





**Ground Floor**



**First Floor**

Total floor area 119.0 m<sup>2</sup> (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref: CHM306514 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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