

# 2 Cruse Close, Chippenham, SN14 0TR

GOODMAN WARREN BECK

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£450,000

A well presented four bedroom detached house ideally situated in sought after cul-de-sac on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers a reception hall, guest cloakroom, sitting room with bow window and an attractive fireplace, this opens to the dining room which then has bi-fold doors to a double glazed conservatory, there is then a modern kitchen with a range of fitted units which then leads to a good size utility room. The firsts floor then offers three double bedrooms, a good size fourth bedroom and a shower room. Other benefits include gas central heating and uPVC double glazing. To the front is a double width block paved driveway providing off road parking leading to an integral garage. To the rear is an enclosed garden with two patio areas, lawn, shed and greenhouse.

## Situation

The property is ideally situated in a small quiet cul-de-sac on the western edge of town with good access to highly regarded primary and senior schooling. There is also a play park and open green area just a short walk away. The town centre offers a comprehensive range of amenities including mainline railway station London (Paddington). The property is well situated with access to the A4, A420 and M4, thus offering good motor commuting to the larger centres of Bristol, Bath, London and Swindon.

## Accommodation Comprising:

### Canopied Porch

Obscure double glazed entrance door.

### Entrance Hall

Oak flooring. Doors to Cloakroom, Sitting Room, Kitchen. Stairs to first floor. Under stairs cupboard. Coving.

### Cloakroom

Obscure uPVC double glazed window to front. Close coupled WC. Wall hung wash basin with tiled splashbacks. Radiator. Oak flooring.

### Sitting Room

uPVC double glazed bow window to front. Feature electric fire with marble surround and hearth. Coving. Wall light point. Radiator.

### Dining Room

Bi-fold doors opening to Conservatory. Open to Sitting Room. Radiator.

### Conservatory

uPVC double glazed Conservatory with windows to three sides. Fan light. Radiator. Tiled flooring.

## Kitchen

uPVC double glazed window to rear. Refitted kitchen with a range of wall, base and display units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Rolled edge worksurfaces. Tiled splashbacks. Space for dishwasher. Space for cooker. Oak effect flooring. Spotlights. bi-fold doors to:

## Utility Room

uPVC double glazed window to rear. Doors to Kitchen and integral garage. Fitted with wall and base units. Stainless steel single drainer sink unit with chrome mixer tap. Part tiled. Space and plumbing for automatic washing machine. Space for fridge freezer. Cupboard housing Worcester boiler. Radiator. Oak effect flooring.

## First Floor Landing

Airing cupboard. Access to roof space. Coving.

## Bedroom One

uPVC double glazed window to front. Range of fitted bedroom furniture to include wardrobes and drawer unit. Coving. Radiator.

## Bedroom Two

uPVC double glazed window to rear. Radiator. Full width fitted wardrobes. Coving.

## Bedroom Three

uPVC double glazed window to front. Radiator. Access to roof space. Coving.

## Bedroom Four

uPVC double glazed window to front. Radiator. Fitted desk unit.

## Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled walls and floor.

## Outside

## Front Garden

A sizeable front garden featuring a large lawn and mature tree. Path to front door and gated side access to rear garden.

## Integral Garage

Up and over door. Door to Utility Room. Power and light. Cupboard base unit with worksurface. Wall mounted cupboard.

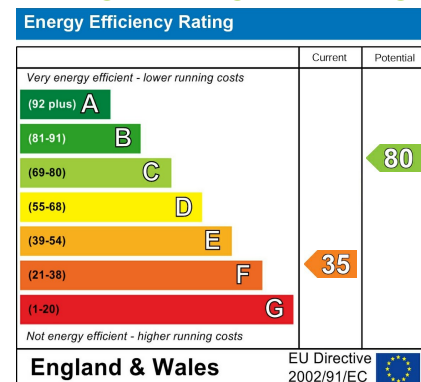
## Rear Garden

Fully enclosed rear garden with gated side access. Large patio area with lawn beyond. Further paved seating area. Mature flower and shrub bed and border. Shed and greenhouse.

## Directions

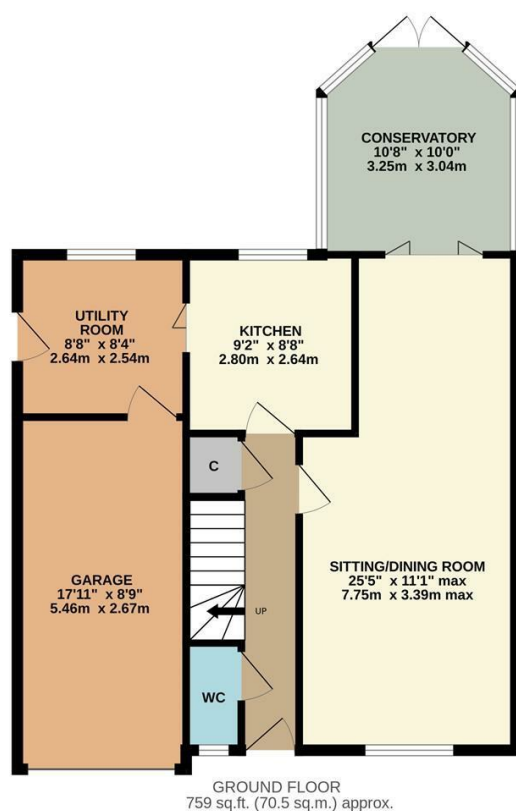
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Take the left at the mini roundabouts into Hungerdown Lane. At the first roundabout turn right onto Frogwell. Take the second left into Moss Mead. Follow the road round to the right and take the first right into Cruse Close where the property will be found on the left hand side.

## ENERGY PERFORMANCE GRAPHS

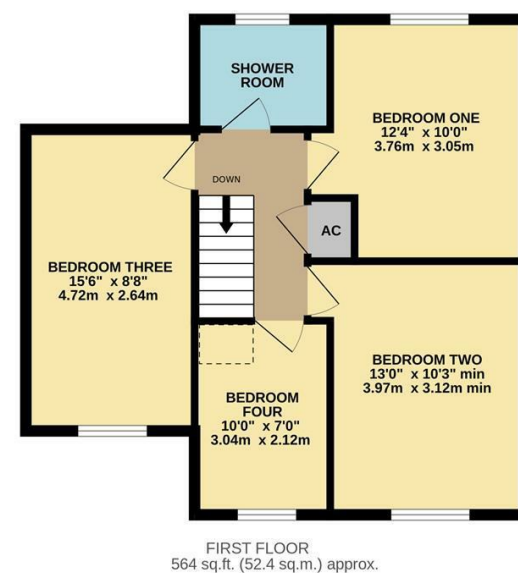


Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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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