



**6 Coronation Close, Chippenham, SN15 4BP**  
**£359,950**

Located within the sought after village of Christian Malford, backing on to Malford Meadow and overlooking the village church, an extended semi detached home with ample driveway parking, larger than average single garage and generous rear garden. Internally comprising; entrance hallway, lounge, toilet, dining/family room, modern kitchen, three bedrooms and shower room. Offered for sale with NO ONWARD CHAIN.

## Coronation Close

Situated within a cul de sac along side the village church, the property offers a feel of peace and privacy.

The driveway offers parking for at least two cars, oversized single garage measuring 15'03 x 13'05 and further unrestricted parking available within the cul de sac.

Doors lead from the entrance hall to the ground floor toilet, lounge with views over the front gardens and dining/family room with space for dining furniture as well as living furniture. Two windows at the rear provide an outlook over the rear garden and beyond in to the meadow.

The kitchen is modern in design, offering a range of floor and wall mounted units, electric ovens, electric hob, extractor fan, fridge/freezer, washing machine, dishwasher and sink and drainer. A double glazed door leads in to the garden.

On the first floor the landing gives access to bedroom one (a double) with views over the church and green, bedroom two (a further double) at the rear overlooking the meadow, bedroom three a single bedroom and the shower room.

One of the standout features are the well stocked and well loved gardens. The rear garden was added to in previous years providing a larger plot than neighbouring homes. Laid predominantly to lawn with shrubs, plants and fruit tree, patio area, summer house, pathway and gate leading directly in to Malford meadow. Gated side access leads to the well stocked and established front garden.

With the primary school a few moments walk away, shop with post office, pub, links to Chippenham Secondary schools and direct access in to the countryside it would make an ideal family home.

## Entrance Hall

## Toilet

## Lounge



## Dining/Family Room



## Kitchen



## Landing

**Bedroom One**



**Shower Room**



**Bedroom Two**



**Garage**

**Driveway**



**Bedroom Three**



**Rear Gardens**





## Front Gardens



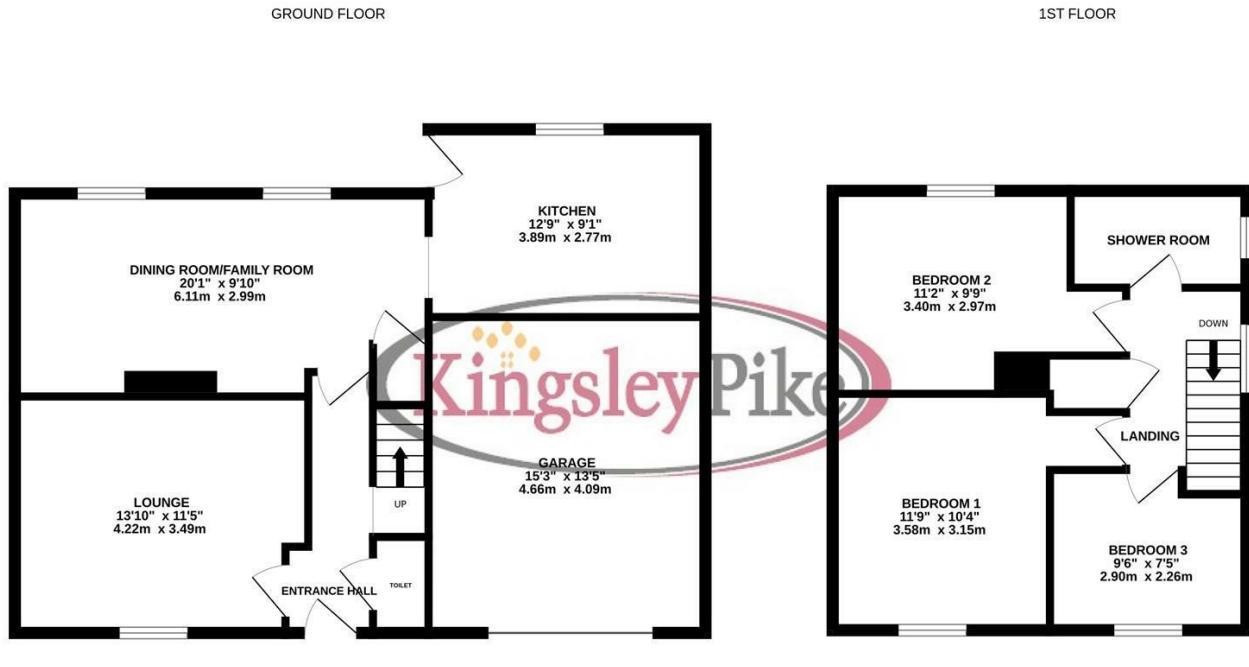
## Tenure

We are advised by the .gov website that the property is Freehold.

## Council Tax

We are advised by the .gov website that the property is band C.

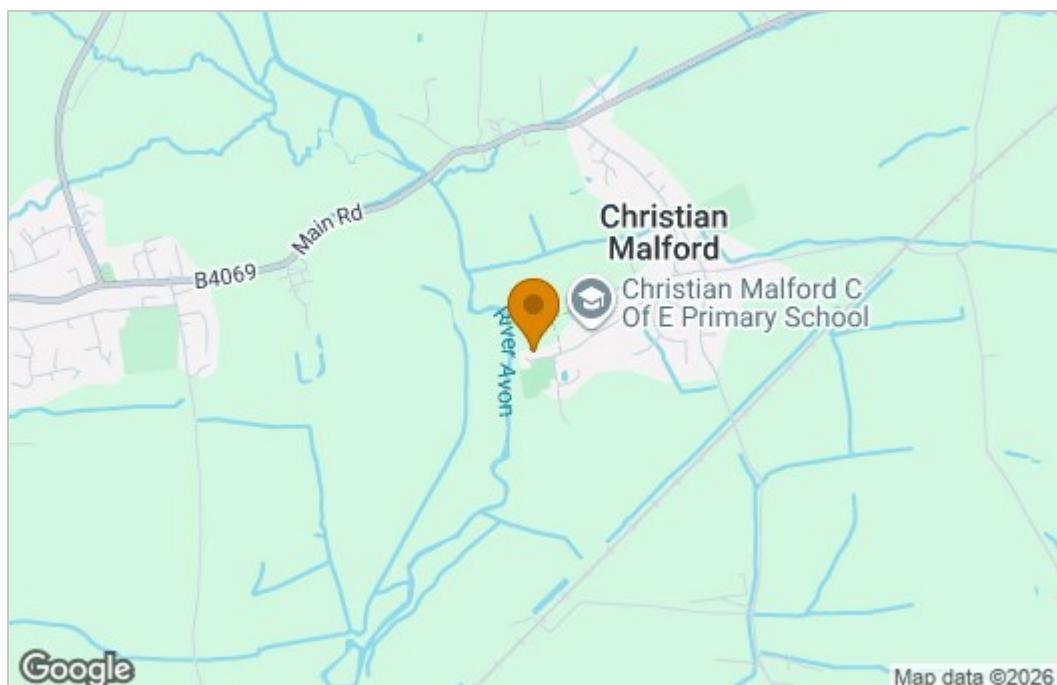
## Floor Plan



THREE BEDROOM SEMI DETACHED HOUSE

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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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