



# 20 Greenway Gardens, Chippenham, SN15 1AL

GOODMAN WARREN BECK

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Offers Over £375,000

An extended and superbly maintained three bedroom semi detached house ideally situated in this favoured central area just a short walk from the town centre and mainline station. Well presented throughout the ground floor offers a useful entrance porch with a guest cloakroom, reception hall, sitting room with feature fireplace, large family room with patio doors to the garden and a feature fireplace, a good size kitchen/dining room with a range of fitted units and plenty of room for a dining table and a utility room. The first floor then has two double bedrooms both with built-in wardrobes, third bedroom and a shower room. Other benefits include double glazing, gas central heating with a replacement boiler and a new roof which were both completed in 2023. The property enjoys a generous frontage with double gates opening to the driveway providing off road parking. To the rear is an enclosed garden with seating area, lawn and two garden sheds/stores.

## Situation

The property is conveniently situated in a mature area on the favoured northern side of the town close to local senior schools and the delightful John Coles Park. The town centre is within easy reach along with the mainline rail station, junction 17 of the M4 motorway, many local amenities and sports facilities.

## Accommodation Comprising:

Composite entrance door to:

## Entrance Porch

Radiator. Multi glazed door to reception hall. Door to:

## Cloakroom

Obscure double glazed window to front. Radiator. Corner vanity wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC.

## Reception Hall

Radiator. Stairs to first floor with recess and cupboard under. Storage cupboard. Doors to:

## Sitting Room

Double glazed window to front. Radiator. Feature fireplace with marble hearth, wooden mantle. Picture rail.

## Family Room

Double glazed sliding patio doors and side panel to rear. Radiator. Feature fireplace with marble hearth and wooden mantle. Door to:

## Kitchen/Dining Room

Double glazed window to front and rear. Tiled floor. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer ceramic sink unit with chrome mixer tap. Space for cooker with extractor over. Space and plumbing for dishwasher. Space for fridge. Door to:

## Utility Room

Double glazed window to rear. Tiled floor. Wall mounted cupboards. Rolled edge worksurfaces. Space and plumbing for automatic washing machine. Space for tumble drier and fridge/freezer. replacement wall mounted gas fired combination boiler. Obscure double glazed door to rear.

## First Floor Landing

Double glazed window to side. Storage cupboard. Doors to:

## Bedroom One

Double glazed window to rear. Radiator. Two built-in double wardrobes.

## Bedroom Two

Double glazed window to front. Radiator. Built-in double wardrobe.

## Bedroom Three

Double glazed window to rear. Radiator.

## Shower Room

Obscure double glazed window to front. Radiator. Shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Bidet. Panelling and splashback to half height. Overstairs cupboard. Wall mounted fan heater.

## Outside

### Front Garden

Low level wall with double gates opening into a gravelled driveway providing off road parking. Gate with path to front door. Gated side access to rear garden.

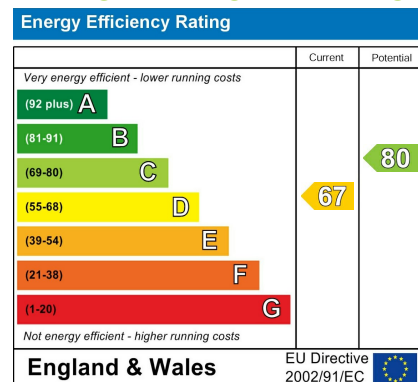
### Rear Garden

Enclosed by fencing. Seating area with lawn beyond, pathway and shrub borders. Garden shed. Large wooden garden store/shed at the bottom of the garden.

## Directions

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the roundabout onto Malmesbury Road and take the first right into Greenway Lane. Take the third left into Greenway Gardens and the property will be found on the right hand side.

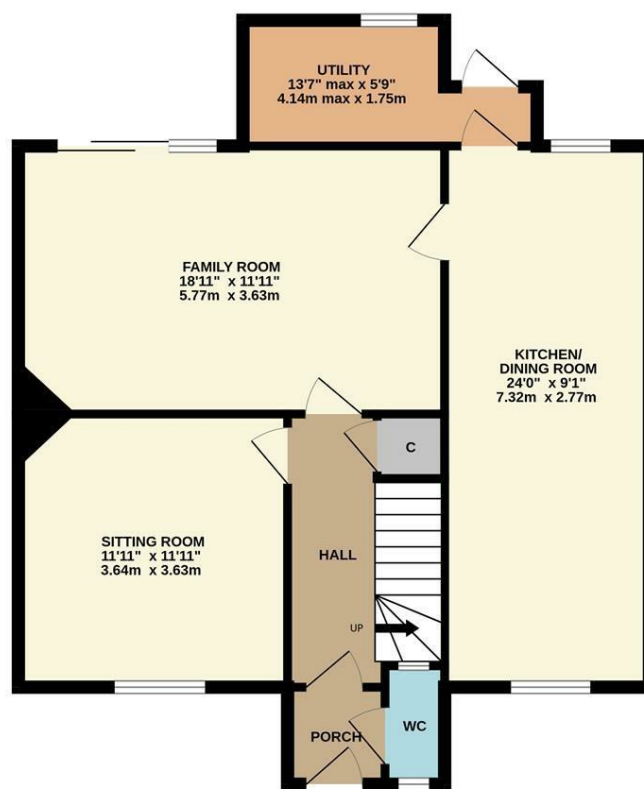
## ENERGY PERFORMANCE GRAPHS



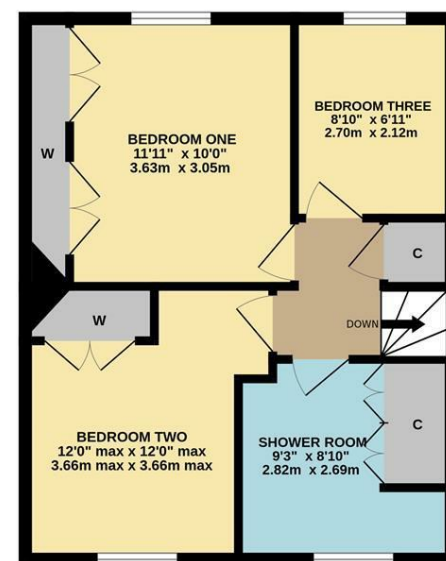
Council Tax Band: C

Tenure: Freehold

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



FIRST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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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