

**PALACE LANE
CHIPPENHAM, CB7 5QE
FOR SALE**

- CHAIN FREE
- THREE BEDROOMS
- GENEROUS GARDEN
- PEACEFUL LOCATION
- WELL REGARDED VILLAGE
- DRIVEWAY AND GARAGE

PRICE
£380,000





GD Estates are delighted to bring to the market this charming three-bedroom semi-detached cottage, situated in the highly sought-after village of Chippenham.

Occupying a peaceful and desirable location, this well-presented home offers spacious and versatile accommodation throughout, comprising a living room, dining room, kitchen, utility room, store room, family bathroom, and three bedrooms, including two doubles.

Externally, the property benefits from a spacious rear garden, a large driveway offering ample off-road parking and a garage.

Offered to the market with no onward chain, this delightful cottage presents an excellent opportunity for a range of buyers.



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14, The Traverse, Bury St Edmunds, IP33 1BJ

LOCATION:

Chippenham is a charming and well-connected village situated on the border of Cambridgeshire and Suffolk. Surrounded by open countryside, it offers a peaceful rural lifestyle while still being conveniently close to the market towns of Newmarket and Bury St Edmunds, both offering a wide range of shops, restaurants, and amenities.

The village itself features a strong sense of community, a well-regarded primary school, a traditional village pub, and a local church. Residents enjoy access to scenic walks, bridleways, and nature reserves, including nearby Chippenham Park Gardens.

With easy access to the A14 and good rail connections from Newmarket and Ely, Chippenham is ideally located for commuters travelling to Cambridge, Bury St Edmunds, and London.

PORCH:

To the front of the property is an entrance porch. Access is gained via a wooden door, and the porch features stairs leading to the first floor while providing access to both the living room and dining room.

LIVING ROOM

16' 11" x 10' 11" (5.16m x 3.33m):

Light and airy dual-aspect living room with uPVC windows to the front and rear aspects. Features include a chimney breast and two radiators.

DINING ROOM/STUDY

10' 5" x 9' 11" (3.18m x 3.02m)

Versatile second reception room, ideal for use as a dining room or home office. Benefiting from a uPVC window to the front aspect and a radiator.

KITCHEN

13' 10" x 6' 6" (4.22m x 1.98m):

Well-equipped kitchen boasting a range of wall-mounted and base units beneath square-edge wood-effect worktops with complementary tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space for an oven, dishwasher or washing machine, and fridge-freezer. Enjoying plenty of natural light from three uPVC windows overlooking the rear aspect.

UTILITY/REAR PORCH

8' 2" x 6' 6" (2.49m x 1.98m):

Useful utility room featuring a butler sink, with space and plumbing for a washing machine and tumble dryer. Benefiting from a uPVC window to the side aspect and a wooden door providing convenient access to the rear garden.

BATHROOM

8' 1" x 5' 7" (2.46m x 1.7m):

Family bathroom fitted with a three-piece white suite comprising a panelled bath with mains shower over, wall-mounted wash hand basin, and low-level WC. Benefiting from two obscure uPVC windows to the rear aspect and a radiator.



OUTDOOR STORAGE:

Just outside the back door are two useful storage areas. The first provides additional storage and houses the oil-fired boiler. The second is a larger room, featuring a uPVC window to the front aspect, as well as power and lighting.

LANDING:

Providing access to all first floor accommodation, uPVC window to rear aspect and loft hatch.

BEDROOM 1

13' 9" x 10' 6" (4.19m x 3.2m):

Generous double bedroom benefiting from dual-aspect windows to the front and side aspects, allowing for plenty of natural light. Further features include a built-in storage cupboard and a radiator.

BEDROOM 2

14' 5" x 8' 10" (4.39m x 2.69m):

Well-proportioned second double bedroom benefiting from over-stairs storage, a uPVC window to the front aspect, and a radiator.

BEDROOM 3

7' 11" x 7' 9" (2.41m x 2.36m)

Third bedroom benefiting from a uPVC window to the rear aspect, a storage cupboard, and a radiator.

TOILET:

With low level WC and uPVC window to rear aspect.

EXTERNALLY:

Occupying a spacious plot, the property benefits from both front and rear gardens.

To the front, a large driveway provides ample off-road parking, while a garage is situated to the side of the property.

The spacious rear garden is predominantly laid to lawn and has the added benefit of being bordered by open fields.

SERVICES:

The property offers mains water, drainage and sewerage. Oil fired central heating.

TENURE:

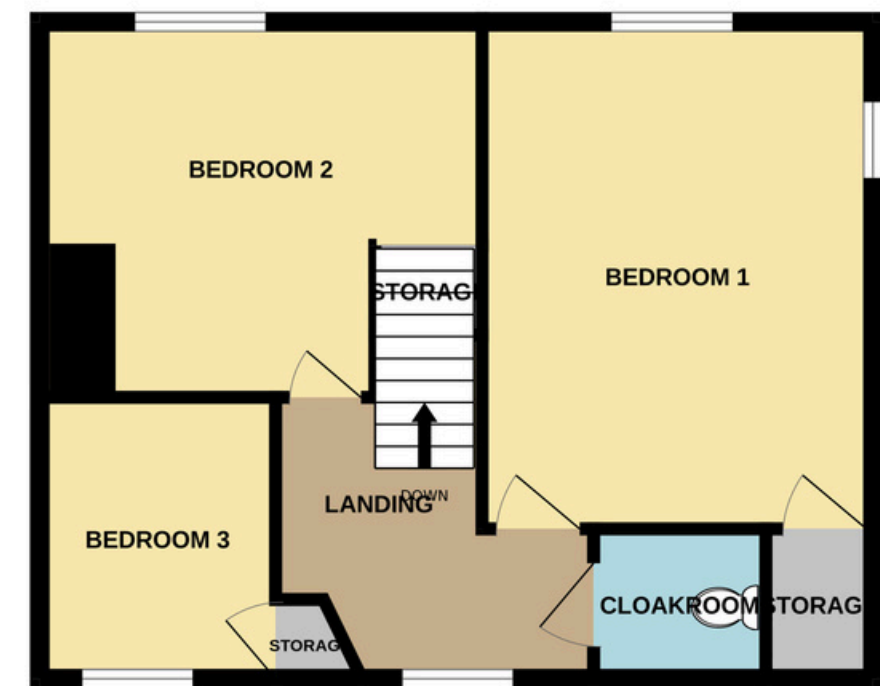
The property is FREEHOLD, chain free, and is to be sold with vacant possession.

AGENTS NOTE:

A covenant will be in place requiring the seller to receive 30% of any uplift in value arising from the grant of planning permission for the construction of a new dwelling on the property, for a period of 30 years from the date of completion.







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