



33 Weavers Close
Chippenham

GOODMAN WARREN BECK

33 Weavers Close, Chippenham SN14 0GA

A beautifully presented three bedroom end of terrace ideally situated in the corner of a cul-de-sac on the western outskirts of town offering swift and easy access to a wide range of amenities with the added benefit of a garage. The accommodation is in immaculate condition throughout and offers an entrance hall with guest cloakroom, sitting room with feature fireplace, dining room with patio door to the garden, modern well appointed kitchen with built-in oven and hob, master bedroom with an en-suite shower, two further bedrooms and bathroom. Other benefits include replacement uPVC double glazing, cavity wall insulation and gas central heater. To the front is a low maintenance garden with garage and driveway parking. To the rear is a beautifully tended garden with patio area and lawn.

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£300,000

SITUATION

The property is conveniently situated in the corner of a cul-de-sac in a sought after area on the western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles to north of the town. Local shops and amenities are close to hand as are the Sainsburys and Morrison supermarkets.

ACCOMMODATION COMPRISING:

Obscure double glazed entrance door to:

ENTRANCE HALL

Stairs to first floor. Radiator. Engineered oak flooring with fitted doormat. Doors to:

CLOAKROOM

Obscure double glazed window to front. Radiator. Engineered oak flooring. Wall hung wash basin with tiled splash backs. Close coupled WC.

SITTING ROOM

Double glazed window to front. Radiator. Feature fireplace with stone surround and hearth. Television point. Telephone point. Door to:

DINING ROOM

Double glazed door and window to rear. Radiator. Under stairs storage cupboard. Archway to:

KITCHEN

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer enamel sink unit with chrome mixer tap. Built-in stainless steel electric oven and gas hob with extractor over. Space and plumbing for washing machine. Two further appliance spaces. Cupboard housing gas fired boiler.

FIRST FLOOR LANDING

Access to insulated and part boarded roof space with ladder and light. Airing cupboard. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Built-in cupboard. Door to:

EN-SUITE SHOWER ROOM

Radiator. Fully tiled shower cubicle. Pedestal wash

basin with tiled splash back. Close coupled WC. Light and shaver point. Extractor. Ceramic tiled floor.

BEDROOM TWO

9'5" x 8'0" minimum / 11'9" maximum
Double glazed window to rear. Radiator.

BEDROOM THREE

9'0" x 6'4"
Double glazed window to rear. Radiator.

BATHROOM

6'3" x 6'3"
Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal area. Extractor. Light and shaver point. Ceramic tiled floor.

OUTSIDE

FRONT GARDEN

Designed for ease of maintenance with a block paved path leading to the front door and further

paving leading to side access. The remainder is laid to gravel with decorative shrubs.

REAR GARDEN

A beautifully kept garden with a full width paved seating area, decorative shrub borders and the remainder laid to lawn. Enclosed by panelled fencing with path leading to gated side access. Outside tap. Outside light.

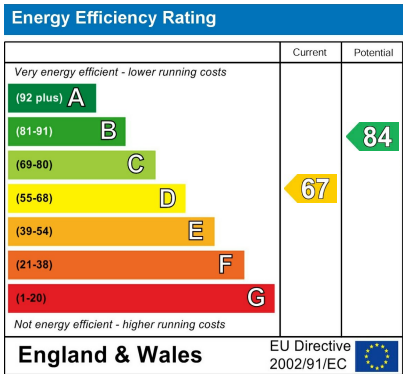
GARAGE & PARKING

There is an adjacent garage with an over and over door. Power and light. Eaves storage. Security light. There is also parking for two vehicles to the front of the garage.

DIRECTIONS

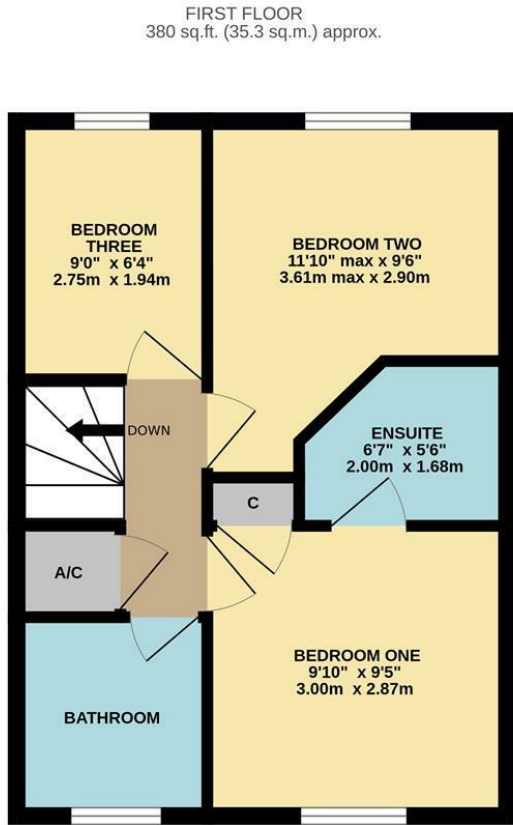
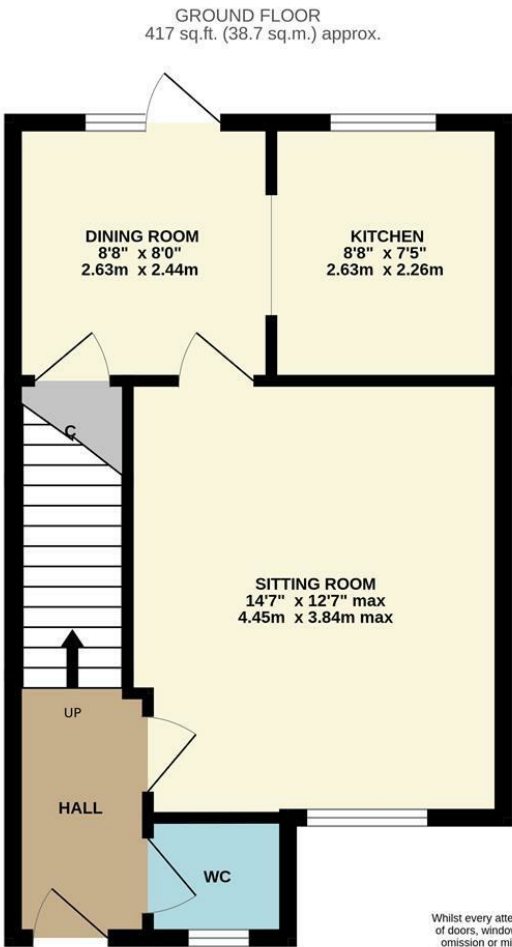
From the town centre proceed up New Road through the arches onto Marshfield Road. Continue on along the Bristol Road and at the roundabout turn left onto Hungerdown Lane. After the Garage take the second right into Derriards Lane. Continue along Derriads lane and over the mini roundabout. Take the turning on the right into Kensington Way, turn right into Kings Avenue and then turn left into Balmoral Close. At the next T junction take a left and Weavers Close can be found first on the right.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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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