



# 22 Dallas Road, Chippenham, SN15 1LD

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

£425,000

An extended well maintained four bedroom semi detached property ideally situated just a short walk from the town centre and mainline station with the benefit of large private rear garden. The property is well presented throughout with the ground floor offering a welcoming reception hall, kitchen with a range of fitted units, good size bay windowed sitting room, dining room with double doors leading through to a useful lean to/utility area. The first floor has three double bedrooms and bathroom with a white suite. The top floor offers a spacious master bedroom with En-suite and French doors. To the rear is a large garden with patio area and steps down to a lawn area beyond with mature trees and shrubs.

## Situation

The property is situated within easy walking distance of the town centre and its many amenities and the River Avon with its delightful walks and cycle path. The mainline rail station is a ten minute walk, as are the local primary school and senior schools. M4 J.17 is c.4 miles providing swift commuting links to the major centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

### Recessed Porch

Entrance door with double glazed side panels to:

### Reception Hall

Stairs to first floor. Radiator. Picture rails. Doors to:

### Cloakroom

Obscure glazed window to side. Corner hand wash basin with tiled splashback. WC.

### Sitting Room

Double glazed bay window to front. Radiator. Feature surround and hearth. Picture rails. Radiator.

### Kitchen/Dining Room

Double glazed windows and door to side. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one bowl stainless steel sink unit with chrome mixer tap. Integrated electric hob and oven. Space for washing machine and

fridge/freezer. Fireplace housing wood burning stove in dining room with built in cupboard to side. Wood flooring. Picture Rail. Single glazed double door to:

### Lean To/Utility Room

Double glazed windows and door to rear. Radiator. Space for fridge/freezer. Storage cupboard.

### First Floor Landing

### Bedroom Two

Double glazed bay window to front. Radiator. Picture rails.

### Bedroom Three

Double glazed window to rear. Radiator. Picture rails.

### Bedroom Four

Double glazed window to front. Radiator. Picture Rail.

### Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with shower over and glass shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal area.

### Second Floor

### Bedroom One

uPVC French doors looking over rear garden with glass balustrade. Velux window in ceiling. Eve storage. Radiator.

## En-suite

Obscure double glazed window to rear. Towel ladder radiator. Shower cubicle. Fitted cupboards incorporating vanity wash basin and close coupled WC. Tiling to principal areas. Vinyl Flooring.

## Outside

### Front Garden

Low level wall with driveway providing off road parking. Gated side access.

### Rear Garden

Large mature garden approximately 120ft in length. Patio area with steps down to lawn area beyond, mature trees and shrubs. Outside tap. Gated side access

### Garage/Store

Up and over door. Personal door to side.

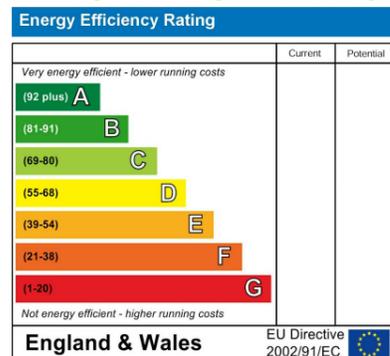
## Directions

From the town centre proceed up New Road and through the railway arches onto Marshfield Road. Take the first left into Spanbourn Avenue then first right into Dallas Road where the property will be found on the right hand side.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 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.  
 Made with Metropix ©2025

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)