



15 Matford Hill
Chippenham, SN15 3NX

GOODMAN WARREN BECK

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This four bedroom detached house is ideally situated on the sought after Monkton Park development, close to the railway station, local primary school and riverside walks into the town centre and countryside. The accommodation comprises of entrance hall, a dual aspect sitting/dining room, a modern fitted kitchen with a range of fitted units and built-in oven and hob, four bedrooms and a modern bathroom. Other benefits include countryside views, uPVC double glazing, a generously sized rear garden and ample off road parking leading to the garage. Ideal for young families and those seeking convenience and attractive views.

SITUATION

The property is ideally situated on the popular Monkton Park area within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

ENTRANCE PORCH

UPVC double glazed door and window to front

ENTRANCE HALL

UPVC double glazed door and window. Stairs to first floor. Thermostat. Radiator. Doors to:

LIVING ROOM

UPVC double glazed window to front and rear. Built in media wall with tv aerial. Feature fireplace. Two Radiators. Wood effect laminate flooring.

KITCHEN

UPVC double glazed window to front and side.

Range of drawer and cupboard base units with matching wall mounted cupboards. Tiled splash backs. Single drainer sink unit with mixer tap. Gas hob with electric oven under and extractor over. Integrated dishwasher and fridge. Space for further appliance. Breakfast bar. Radiator. Wood effect laminate flooring. Opening into:

DINING ROOM

UPVC double glazed sliding patio doors to rear. Built in shelving. Door to understairs cupboard. Radiator. Wood effect laminate flooring. Door to:

CONSERVATORY

UPVC double glazed on brick built base with French doors to garden. Tiled floor. Radiator. Window to lounge.

FIRST FLOOR LANDING

UPVC double glazed window rear. Access to loft space. Doors to:

BEDROOM ONE

UPVC Double glazed window to front and side. Radiator. Built in wardrobe. Over stairs storage cupboard housing boiler.

BEDROOM TWO

UPVC double glazed window to front. Radiator. Built in wardrobe. Telephone point.

GOODMAN WARREN BECK

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£475,000

BEDROOM THREE

UPVC double glazed window to rear. Built in wardrobe. Radiator.

BEDROOM FOUR

UPVC double glazed window to rear. Radiator. Door to:

ENSUITE

Tiled to principal areas. Close coupled WC. Corner hand basin. Shower cubicle. Extractor.

BATHROOM

Obscure UPVC double glazed window to side. Fully tiled walls and flooring. Towel Radiator. Bath with shower over and screen. Vanity unit with hand basin and WC with concealed cistern. Extractor. Spotlights.

OUTSIDE

FRONT GARDEN

Block paved with steps to front door and providing ample parking leading to:

GARAGE

Up and over door. Personal door to rear garden.

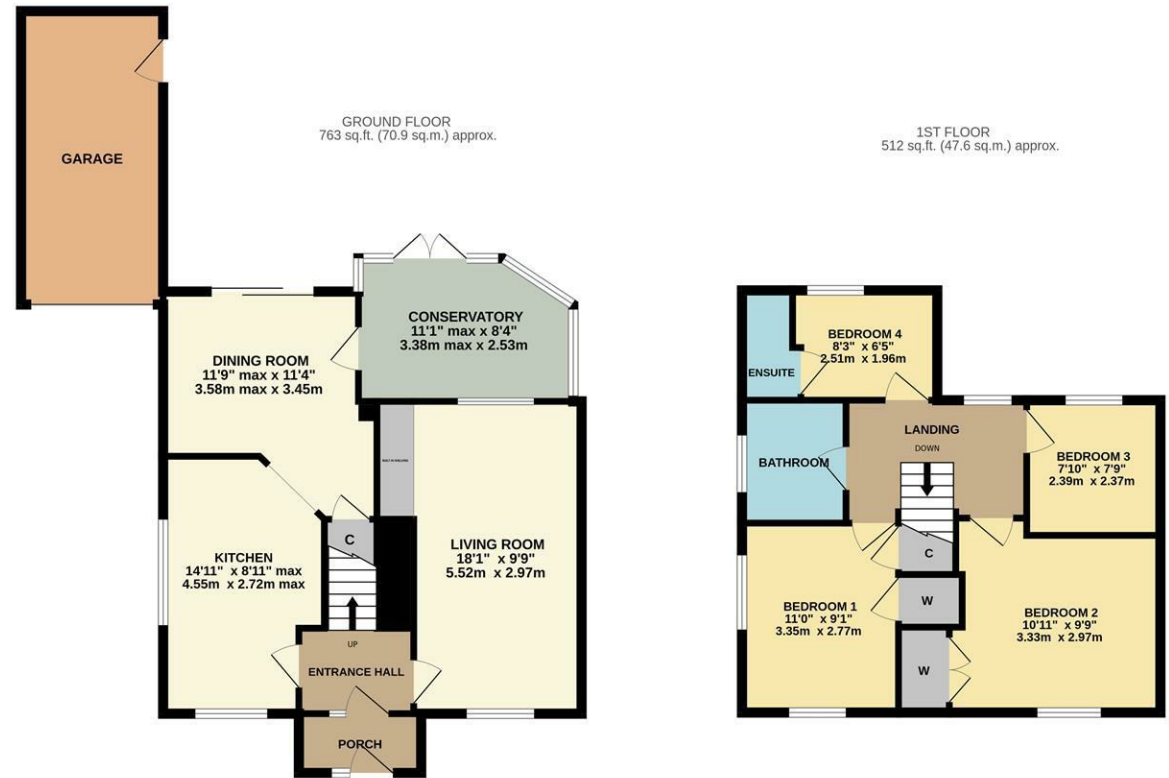
REAR GARDEN

Fencing to all sides. Laid to patio with gravelled

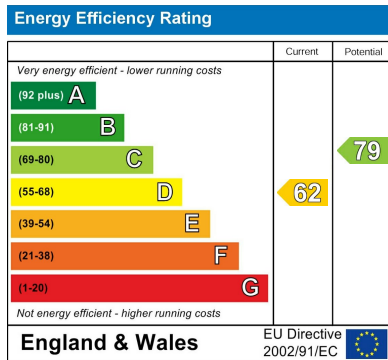
areas and flower beds. Multiple storage sheds. Gated side access to front.

DIRECTIONS

From the High Street proceed up New Road and at the roundabout before the railway arches, turn right up Station Hill. Remain on this road which becomes Cocklebury Road. Continue to the T junction and turn left onto Eastern Avenue, turn right up the hill into Blackbridge Road. At the junction turn left into The Tinings and proceed down the hill. At the junction turn right into Riverside Drive then first right into Matford Hill where the property can be located on the left hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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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