

62 Oaklands, Chippenham, SN15 1RE

GOODMAN WARREN BECK

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£319,950

A beautifully presented three bedroom bay fronted semi-detached home with a large driveway, refurbished interiors and versatile additional spaces — perfectly located in a popular residential area within walking distance of the town centre, parks and mainline station.

The property offers move-in-ready accommodation with excellent kerb appeal, a generous three car driveway and a secure rear garden. The property has been thoughtfully improved and redecorated throughout, creating a bright and welcoming family home.

The entrance hall leads to a bright and spacious bay-fronted living room, freshly decorated and filled with natural light. A modern kitchen/dining has built-in appliances and offers room for socialising and family living. In addition to the main living accommodation a door from the kitchen leads to the rear annex and to the laundry/utility room. The garden room is a versatile space with French doors opening onto a private patio. This room benefits from independent electric heating, making it ideal as a gym, playroom, hobby space or a quiet retreat for teenagers. A handy cloakroom/WC and separate front access add further practicality.

The first floor offers three well-proportioned bedrooms and a family bathroom, all presented in excellent order. A useful roof space accessed via folding loft ladders, offers a quiet area for study, hobbies or occasional home working, (this is not a habitable room).

Situation

The property is most conveniently situated within walking distance of the town centre, mainline rail station, primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Obscure double glazed entrance door to:

Reception Hall

Stairs to first floor with cupboard under. Radiator. Oak flooring. Oak doors to:

Sitting Room

Enjoying a dual aspect with double glazed bay window to front and double glazed window to side. Radiator. Slate tiled hearth providing the option to install a wood burning stove.

Kitchen/Dining Room

Dual aspect with double glazed window to front and rear. Two radiators. Tiled floor. Solid wood worksurfaces with tiled splash backs and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in stainless steel gas hob with electric oven with stainless steel extractor over. Integrated dishwasher, wine fridge and under counter fridge. Spotlights. Larder cupboard. Obscure double glazed door to:

Rear Lobby

Double glazed door to front. Two double glazed windows and door to rear. Tiled floor. Electric panel heater. Useful storage cupboard.

Bathroom

Obscure double glazed window to side. Radiator. 'P' shaped bath with shower over and screen. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Extractor.

Outside

Front Garden

Enclosed by fencing with a five bar gate opening into a large driveway with space for approximately three vehicles - a rare feature in this area. Remainder laid to lawn with shrubs and path to front door.

Rear Garden

The rear garden is fully enclosed and secure, with lawn and patio areas ideal for outdoor dining and family use. Large garden shed.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the traffic lights into Malmesbury Road. Take the fifth turning on the right into Deansway, and follow the road to the end to the junction of Oaklands where the property will be found immediately in front of you.

Utility

Fully tiled walls and floor. Work surfaces with two appliance spaces under and plumbing for washing machine.

Study/Family Room

Double glazed French doors to rear. Electric panel heater. Tiled floor. Two wall light points. Door to:

Cloakroom

Obscure double glazed window to rear. Wall hung wash basin. Close coupled WC. Tiling to principal areas. Tiled floor. Wall light point.

First Floor Landing

Double glazed window to rear. Access to useable roof space with skylight - while not classed as a habitable room it offers a quiet area for study, hobbies or home working. Oak doors to:

Bedroom One

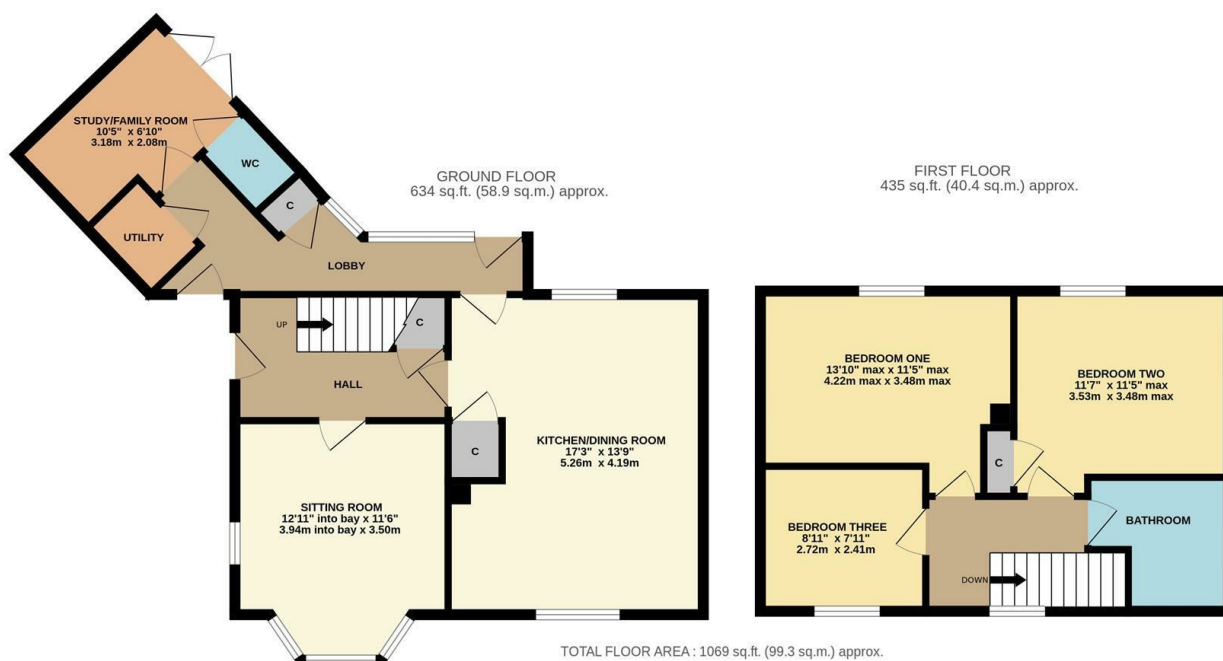
Double glazed window to front. Radiator.

Bedroom Two

Dual aspect double glazed window to front and side. Radiator. Built-in cupboard.

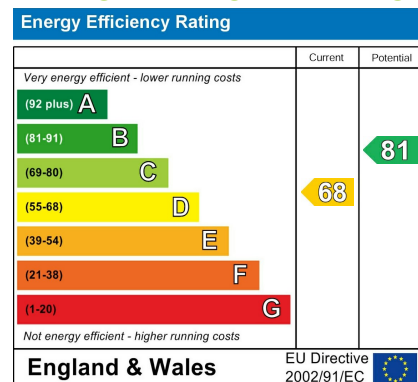
Bedroom Three

Double glazed window to rear. Radiator.



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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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