

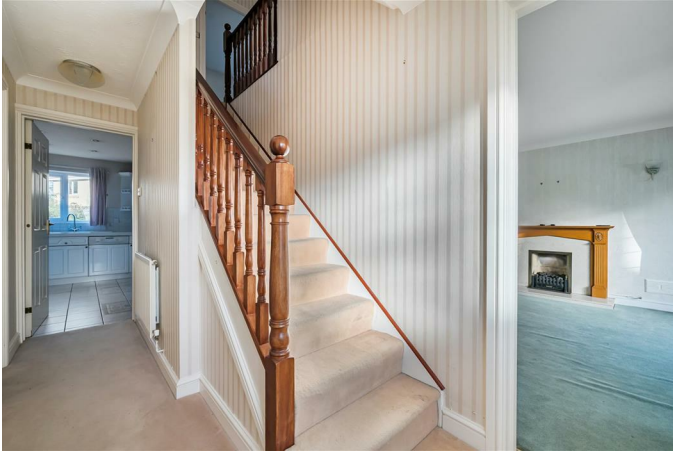


## **1 Sandes Close, Chippenham, SN15 2NH**

**Offers Over £525,000**

Located in one of the most favourable residential roads in Chippenham, only 0.7 miles walk to the Mainline train station serving Bath, Bristol and London Paddington a detached family home with attached double garage. Requiring some modernisation it comprises; entrance hall, cloakroom, study, lounge, dining room, conservatory, kitchen, utility room, four bedrooms, family bathroom and en suite bathroom. There is side by side parking to the front, and to the rear a private landscaped garden. Offered for sale with NO ONWARD CHAIN.

## Entrance Hall



Double glazed front door, radiator, stairs to the first floor, doors to the lounge, study, cloakroom and kitchen.

## Lounge



Double glazed bay window to the front, two radiators, gas fire, double glazed window to the side and double doors to the dining room.



## Dining Room



Double glazed patio doors to the rear, radiator and door to the kitchen.

## Conservatory



Tiled floor, double glazed windows and double glazed door to the garden.

## Kitchen



Double glazed window to the side and rear, radiator, tiled floor, under stairs cupboard, floor and wall mounted units, sink and drainer, double electric oven, electric hob, extractor fan, integral dishwasher, tiled splashes, door to the utility room and hallway.



### Cloakroom



Toilet, wash hand basin, radiator and tiled floor.



### Landing

Doors to the bedroom, bathroom and airing cupboard with loft hatch.

### Bedroom One



### Utility Room

Double glazed door to the garden, door to the garage, tiled floor, radiator, floor and wall mounted units, sink and drainer, plumbing for a washing machine, space for a tumble dryer and wall mounted gas fired boiler.

### Study



Double glazed window to the front and radiator.

Double glazed window to the front, radiator, bedroom furniture and door to the en suite.

### En Suite Bathroom



Double glazed window to the side, radiator, twin wash hand basins, toilet, bidet, shower cubicle and corner bath.

### Bedroom Two



Double glazed window to the rear, radiator and bedroom furniture.

### Bedroom Three



Double glazed window to the front, radiator and bedroom furniture.

### Bedroom Four



Double glazed window to the rear, radiator and bedroom furniture.

### Family Bathroom



Double glazed window to the side, radiator, toilet, bath, wash hand basin and shower cubicle.

### Rear Garden



The rear garden has been landscaped and laid to patio with differing tiers. There are well stocked borders, outside tap and gated side access.





### **Double Garage**

Two electrically operated up and over doors to the front, double glazed window to the rear, personal door to utility room, power and light.

### **Driveway**

Two side by side parking spaces in front of the garage.

### **Tenure**

We are advised by the .gov website that the property is Freehold

### **Council Tax**

We are advised by the .gov website that the property is band F.

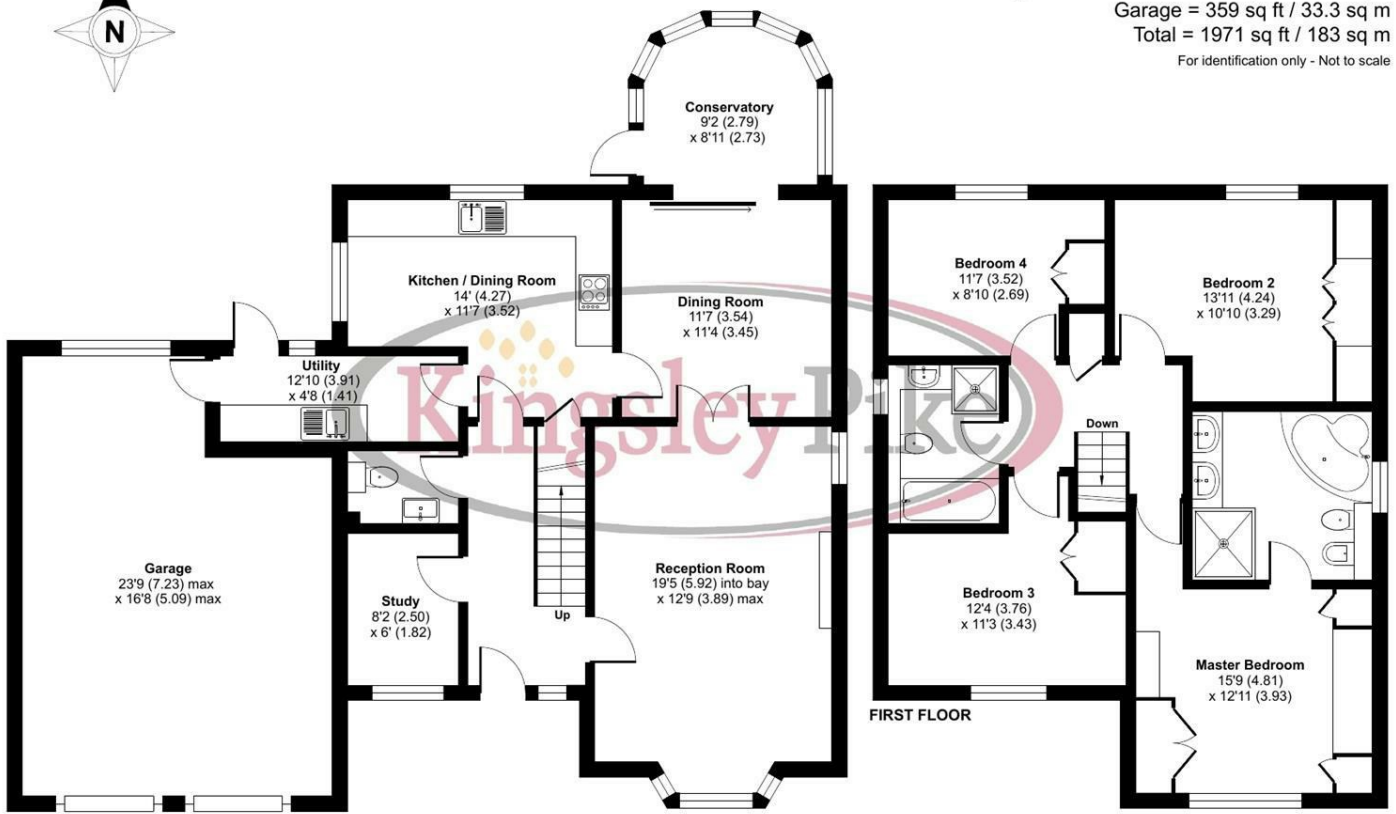
### **Material Information**

Kingsley Pike are aware that the property was subject to remedial work in 2018 to address cracking to the front of the property, we hold certificates for successful completion of the remedial works. The property benefits from full insurance and a 25 year Certificate of Structural Adequacy. Further information can be provided upon request.

# Floor Plan

## Sandes Close, Chippenham, SN15

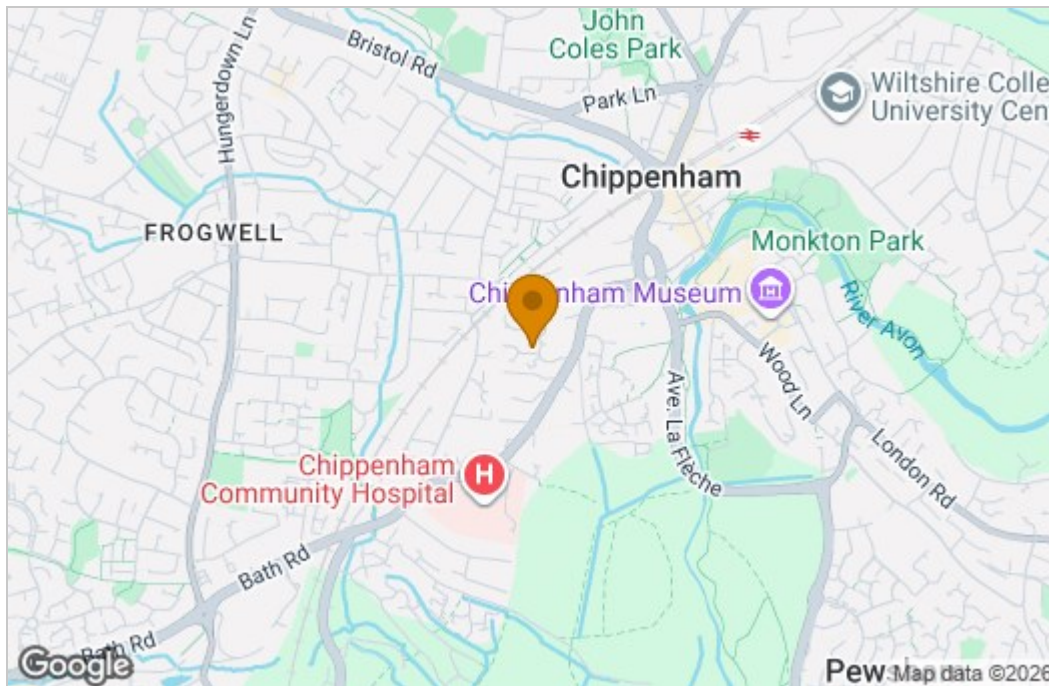
Approximate Area = 1612 sq ft / 149.7 sq m  
 Garage = 359 sq ft / 33.3 sq m  
 Total = 1971 sq ft / 183 sq m  
 For identification only - Not to scale



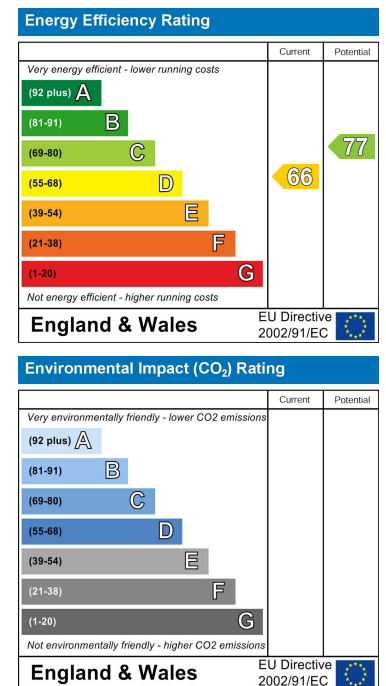
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1371345

# Area Map



# Energy Efficiency Graph



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 of the property.