



7 Acacia Close
Chippenham

GOODMAN WARREN BECK

7 Acacia Close, Chippenham SN14 6RQ

A modern well presented three bedroom detached house ideally situated in a cul-de-sac within the sought after Willowbank area offering easy access to a wide range of amenities. The ground floor accommodation offers an extended entrance hall with guest cloakroom, a good size sitting room with feature fireplace and an archway opening through to a separate dining room with French doors to the garden, kitchen with a range of fitted units and a separate utility room. The first floor then boasts a master bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a lawned garden and driveway providing off road parking leading to a c.22' long garage. To the rear is a good size enclosed garden with patio areas, lawn and flower and shrub borders.

SITUATION

The property is ideally situated in a small cul-de-sac within the sought after Willowbank area on the north west outskirts of the town very conveniently situated for numerous amenities. M4 J.17 is c.4 miles and the A420 to Bath and Bristol is easily accessible. The property is close to superstores and supermarkets and there is a medical centre and chemist on the entrance to the development. Two highly regarded senior schools and primary schools are within walking distance whilst the town centre and mainline rail station is c.1 mile.

ACCOMMODATION COMPRISES

Obscure double glazed entrance door to:

ENTRANCE HALL

Double glazed window to side. Radiator. Stairs to first floor. Fitted doormat. Doors to:

CLOAKROOM

Obscure double glazed window to front. Radiator. Wall hung wash basin with tiled splash back. Close coupled WC.

SITTING ROOM

Double glazed window to front. Two radiators. Feature coal effect gas fire with marble inset and hearth and ornate surround. Coving. Archway to:

DINING ROOM

Double glazed French doors to rear. Radiator. Wood laminate flooring. Coving. Door to:

KITCHEN

Double glazed window to rear. Radiator. Deep understairs cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for dishwasher. Space for fridge/freezer. Coving. Spotlights. Door to garage. Door to:

UTILITY ROOM

Double glazed window to side. Radiator. Cupboard base unit. Rolled edge work surface with tiled splash back and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired boiler for radiator central heating and hot water. Tiled floor.

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£395,000

FIRST FLOOR LANDING

Obscure double glazed window to side. Access to roof space. Airing cupboard. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Wood laminate flooring. Spotlights. Extractor.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator. Built-in cupboard and drawers. Wood laminate flooring.

BATHROOM

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin with cupboard under. Close coupled WC. Tiling to principal areas. Extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn with flower and shrub bed. Path to front door and gated side access to rear garden. Driveway providing off road parking.

ATTACHED GARAGE

Up and over door. Power and light. Eaves storage.

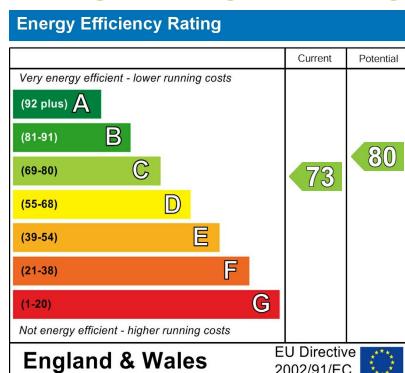
REAR GARDEN

Good size enclosed garden. Patio area with lawn beyond and flower and shrub borders. Further paved seating area. Outside tap.

DIRECTIONS

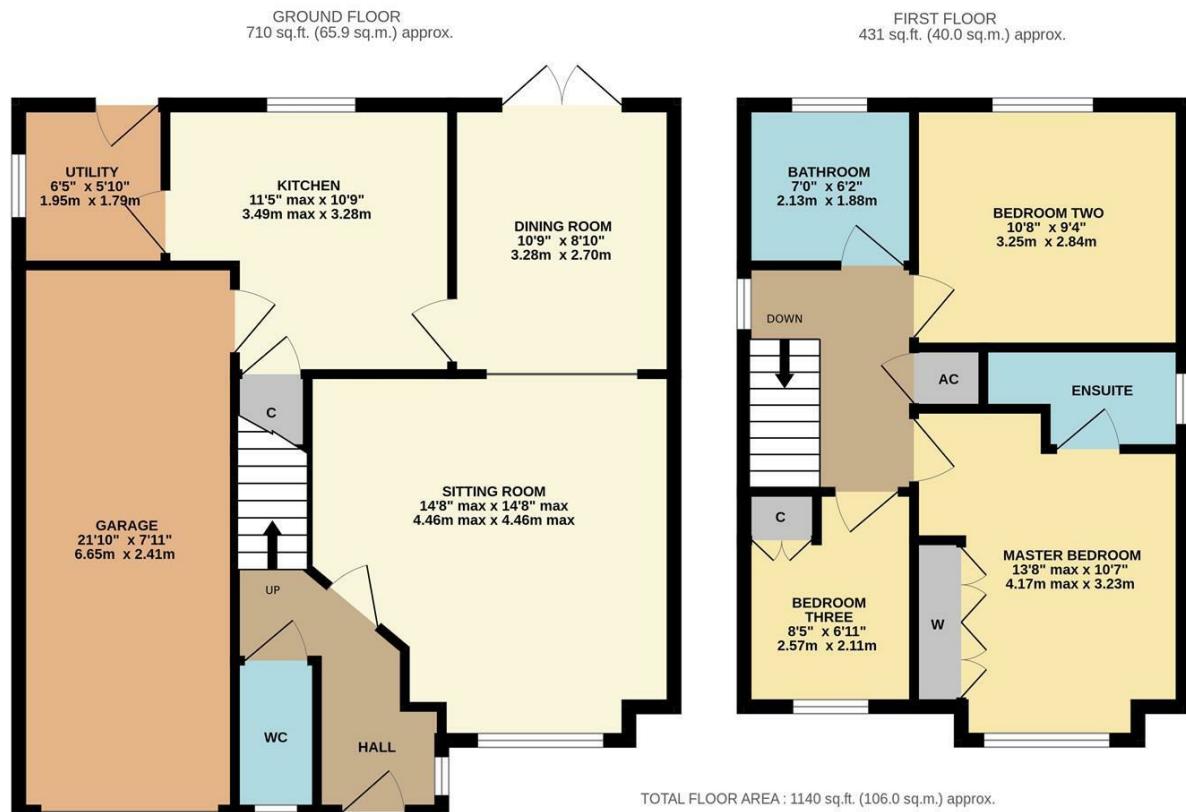
Take the Bristol Road from the town centre and proceed over the double roundabout at the bottom of Hardenhuish Lane. Take the second turning on the right into Willowbank and continue over the traffic calming. At the junction turn left and then immediately left into Acacia Close.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



TOTAL FLOOR AREA : 1140 sq.ft. (106.0 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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