

22 Wells Close, Chippenham, SN14 0QD

GOODMAN WARREN BECK

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

Price Guide £450,000

NO ONWARD CHAIN! A mature four bedroom detached house pleasantly tucked away in a small quiet cul-de-sac within the sought after Queens Crescent area with the added benefit of a south facing rear garden. The ground floor accommodation offers a reception hall with guest cloakroom, sitting room leading through to a separate dining room with patio doors to the garden, kitchen with an additional kitchen/utility area and a double glazed conservatory. The first floor has four bedrooms, three of which have built-in wardrobes/storage and a shower room. Other benefits include double glazing and gas central heating. The property enjoys a generous frontage with lawn and driveway providing off road parking leading to an integral garage with electric roller door. To the rear is an enclosed garden with a large two tier patio and lawn beyond.

Situation

The property is conveniently situated in a quiet cul-de-sac in a mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Obscure double glazed door to:

Reception Hall

Radiator. Stairs to first floor with cupboard under. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Wash basin with cupboard under. Low level WC. Tiling to half height.

Sitting Room

Double glazed window to front. Radiator. Archway to:

Dining Room

Double glazed sliding patio doors to rear. Radiator. Bi-fold door to:

Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric hob and double oven with extractor over. Integrated dishwasher. Recess for fridge/freezer. Tiled floor. Archway to:

Utility/Kitchen

Drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Tiled floor. Multi-glazed door and window to:

Conservatory

uPVC double glazed on brick built base with French doors to garden. Radiator. Two wall light points.

First Floor Landing

Access to roof space. Airing cupboard with radiator. Doors to:

Bedroom One

Double glazed window to front. Radiator. Two wall light points.

Bedroom Two

Double glazed window to rear. Radiator. Full width built-in wardrobes.

Bedroom Three

Double glazed window to front. Radiator. Fitted double wardrobe.

Bedroom Four

Double glazed window to front. Radiator. Overstairs cupboard.

Shower Room

Double glazed window to rear. Radiator. Corner shower cubicle. Pedestal wash basin. Low level WC. Fitted cupboards. Tiling and aqua panels.

Outside

Front Garden

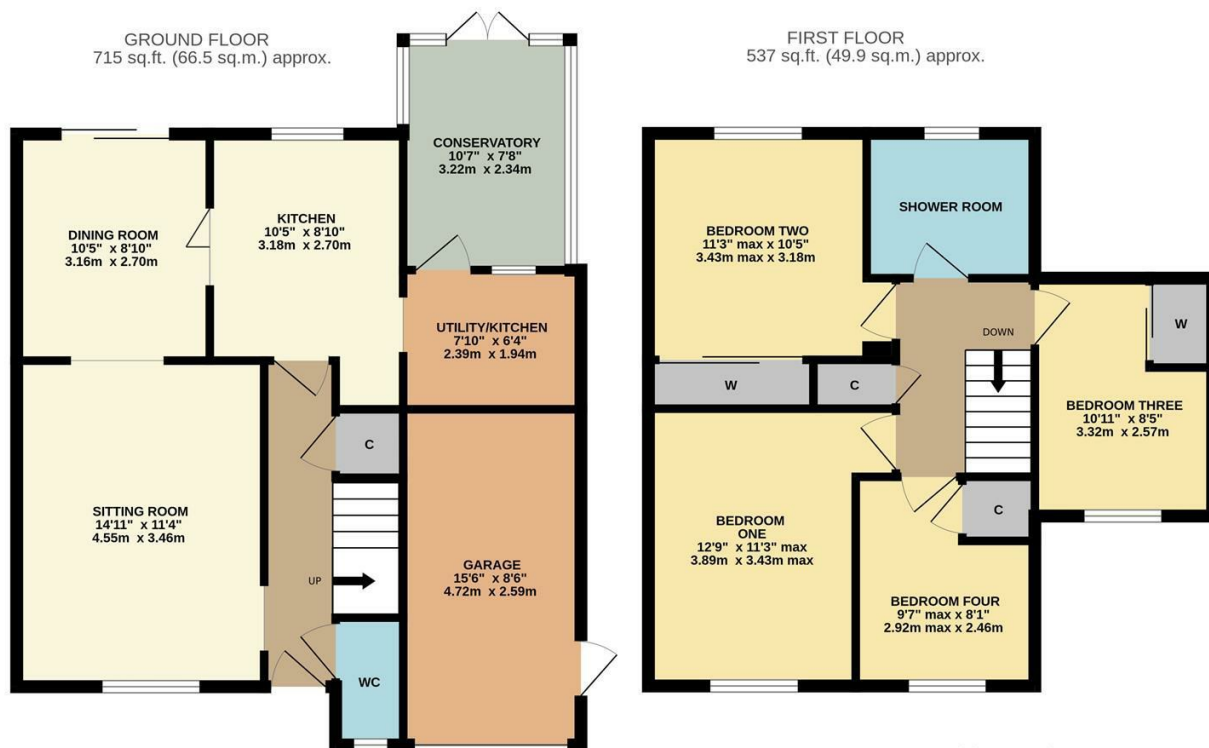
Generous frontage with lawn, low level hedge and borders. Driveway leading to garage providing off road parking. Path to gated side access to rear garden.

Integral Garage

Electric roller door. Gas fired boiler for central heating and hot water. Power and light.

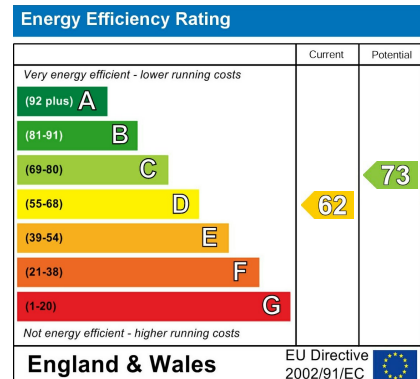
Rear Garden

Good size enclosed south facing garden. Extensive two tier patio area with lawn beyond.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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 ©2026

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)