



1 Acacia Close, Chippenham, SN14 6RQ

GOODMAN WARREN BECK

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Price Guide £425,000

A beautifully presented four bedroom detached house situated in a cul-de-sac in the sought after Willowbank area offering swift and easy access to a wide range of amenities. The accommodation offers a reception hall, cloakroom, sitting/dining room with bay window and fireplace, double doors leading into a kitchen with a range of high quality units and work surfaces and further dining space. The first floor boasts a master bedroom with en-suite shower room and walk in closet that can be converted back to the fourth bedroom, two further bedrooms and a family bathroom. Other benefits include Oak floors and doors, uPVC double glazing and gas central heating via a replacement Worcester boiler. To the rear is an enclosed garden laid mainly to lawn with gated access to side, resin driveway to front for extra parking and also to front of garage.

Situation

Willowbank is a popular development 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 Comprising:

Newley fitted canopied Porch.

Entrance Hall

With uPVC double glazed window to side. Radiator. Wood effect flooring. Stairs to first floor with cupboard under. Oak doors to:

Kitchen/Dining Room

With uPVC double glazed window to rear and double glazed door leading out to the side of the property. Range of navy drawer and cupboard base units with white wall mounted cupboards with under unit lighting. Laminate worksurfaces. White ceramic sink unit with copper mixer tap. Integrated appliances throughout. Gas hob with extractor fan over. Glass copper effect splash back. Wood effect Flooring. Large opening into dining room space with fitted seats that has storage underneath. Also the table can be stored behind seats for added space. uPVC double glazed French doors to garden.

Sitting/Dining room

Upvc double glazed bay window to front with additional window also looking over the front. Feature fire place (available by separate negotiation). There is also space for extra dining room table if required. 2x Radiators.

Outside

Front Garden

Dropped kerb with newly laid resin bound driveway for added parking with path to entrance door.

Rear Garden

Low maintenance private garden enclosed by high wall and fencing with newly fitted gate to side. Patio with large glass and metal pergola over. Artificial grass with shrub borders and personal door to garage.

Garage

Electric roller door with storage at the front. Converted room at rear that can be used as office or work space. Electric and light. Resin driveway to front for one car.

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 and the property is the first one on the left.

Cloak Room

Obscure uPVC double glazed window to front. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Radiator.

First Floor Landing

Access to boarded roof space with light. Cupboard housing unvented hot water cylinder.

Bedroom One

Upvc double glazed window to rear. Radiator. Opening into walk in closet (utilising Bedroom Four) with built in open fronted wardrobes.

En-suite

uPVC double glazed window to side. Newly fitted walk in shower. Contemporary style counter top wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls. Tiled floor.

Bedroom Two

uPVC double glazed bay window to front. Fitted double wardrobe. Radiator.

Bedroom Three

uPVC double glazed window to Front. Built in cupboards. Radiator

Bedroom Four

uPVC window to rear. Walk in closet with fitted open front wardrobes. (Currently used as dressing room but could revert back to bedroom.)

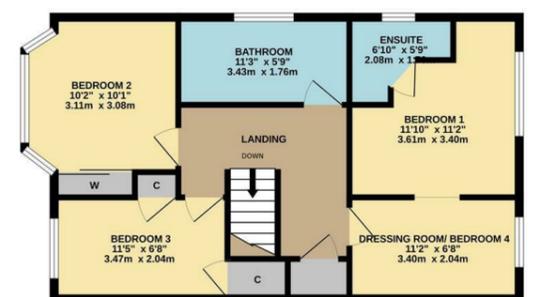
Bathroom

Obscure uPVC double glazed window to side. Bath with bespoke wood housing, chrome taps and shower attachment. Vanity unit with wash basin and chrome mixer tap with drawers under. Close coupled WC. Radiator.

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

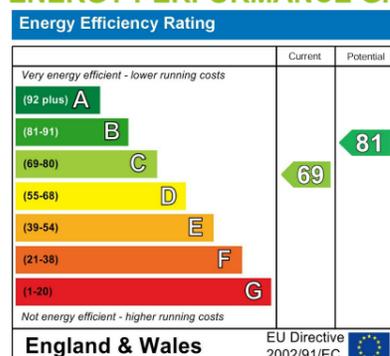


1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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