

# 7 Erleigh Drive, Chippenham, SN15 2NQ

GOODMAN WARREN BECK

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

Price Guide £565,000

An attractive and lovingly maintained four bedroom detached house situated in a prestigious cul-de-sac of similar properties, close to the town centre and mainline station. The property is well appointed throughout with the ground floor offering a welcoming reception hall with refitted guest cloakroom sitting room with bay window and fireplace, separate dining room with French doors to the garden, study, kitchen/breakfast room with a range of fitted units and a separate utility room. The first floor boasts a master bedroom with fitted wardrobes and a refitted en-suite shower, three further good size bedrooms, two of which have fitted wardrobes and a refitted family bathroom. Other benefits include double glazing, gas central heating, attached double garage with double width driveway and well tended and well stocked gardens.

## Situation

The property enjoys a most sought-after location in a small cul-de-sac of similar prestigious properties constructed in the early 1990s within easy access of the town centre, local amenities and River Avon with its delightful walks and cycle path. The mainline rail station is a ten minute walk as is the local primary school. M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

## Accommodation Comprising:

Obscure leaded double glazed entrance door with obscure leaded double glazed windows to either side leading to:

## Reception Hall

Stairs to first floor with cupboard under. Radiator. Wood laminate flooring. Doors to:

## Refitted Cloakroom

Obscure uPVC leaded double glazed window to side. Radiator. Vanity wash basin with chrome mixer tap, cupboard under and tiled splash back. Close coupled WC.

## Sitting Room

Leaded uPVC double glazed bay window to front. Radiator. Feature electric fireplace with marble surround and hearth. Coving. Multi glazed double doors to:

## Dining Room

UPVC double glazed French doors to garden. Radiator. Coving. Door to kitchen.

## Study

Leaded uPVC double glazed window to side. Radiator. Wood laminate flooring.

## Kitchen/Breakfast Room

Leaded uPVC double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash back and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built-in stainless steel gas hob with stainless steel extractor over. Built-in stainless steel eye level double oven. Integrated dishwasher. Spotlights. Door to:

## Utility Room

Obscure uPVC double glazed door to side. Radiator. Cupboard base unit and matching wall mounted cupboards. Work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired boiler for central heating and hot water.

## First Floor Landing

Access to roof space. Cupboard housing hot water tank with immersion heater. Doors to:

## Master Bedroom

Leaded uPVC double glazed window to front. Radiator. Full width built-in wardrobes. Door to:

## Refitted En-Suite Shower

Obscure uPVC leaded double glazed window to front. Ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and drawers under. Close coupled WC with concealed cistern. Tiled splash back. Extractor.

## Bedroom Two

Leaded uPVC double glazed window to rear. Radiator. Built-in double wardrobe.

## Bedroom Three

Leaded uPVC double glazed window to rear. Radiator. Fitted double wardrobe and drawer unit.

## Bedroom Four

Leaded uPVC double glazed window to side. Radiator. Wood laminate flooring.

## Refitted Bathroom

Obscure uPVC leaded double glazed window to rear. Radiator. Panelled bath with chrome filler, shower over and shower screen. Vanity wash basin with chrome mixer tap, cupboard and drawers. Close coupled WC with concealed cistern. Tiled to principle areas. Extractor.

## Outside

### Front Garden

Laid to lawn with well tended and stocked flower and shrub beds. Double width block paved driveway providing off road parking. Path to front door.

### Rear Garden

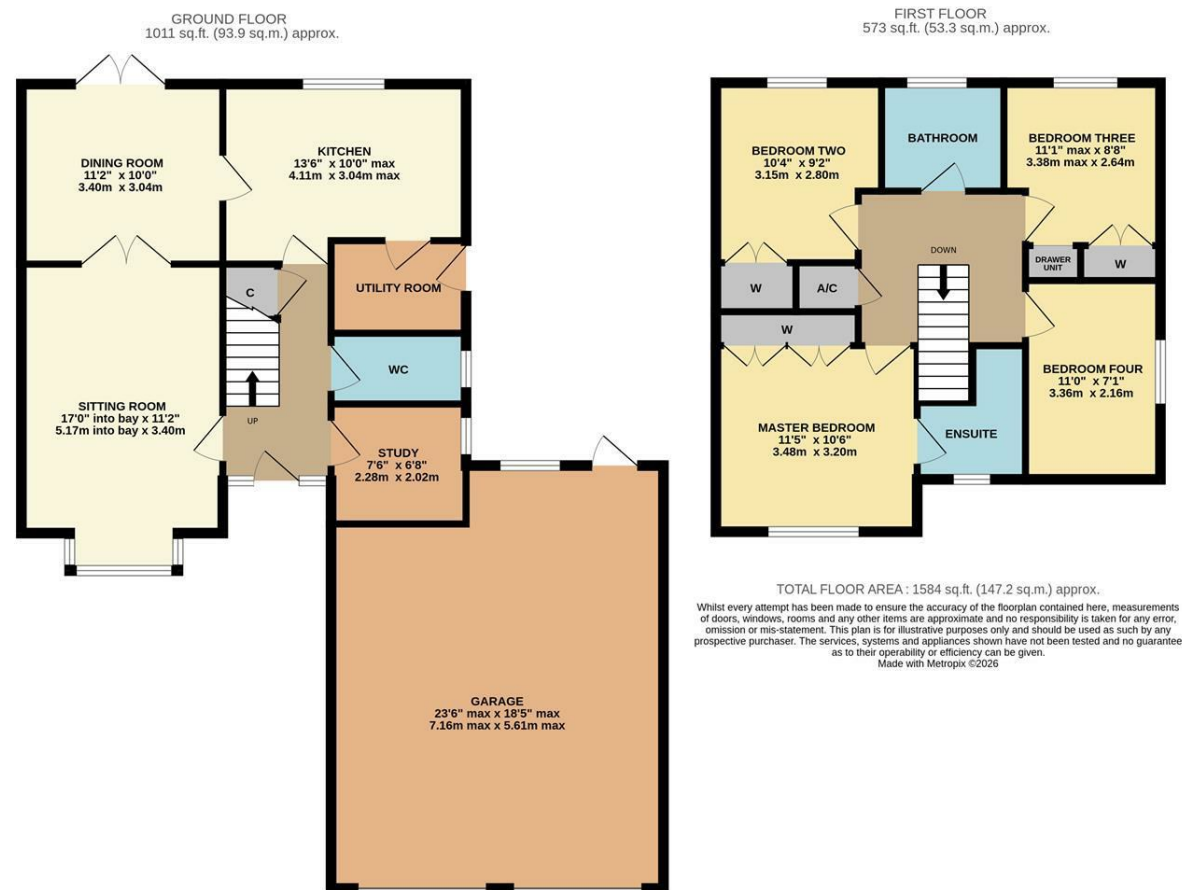
Enclosed by fencing and enjoying a good degree of privacy. Well tended with two paved seating areas, lawn and well stocked flower and shrub borders. Path leading to side access and personal door to garage. Garden shed and greenhouse.

### Double Garage

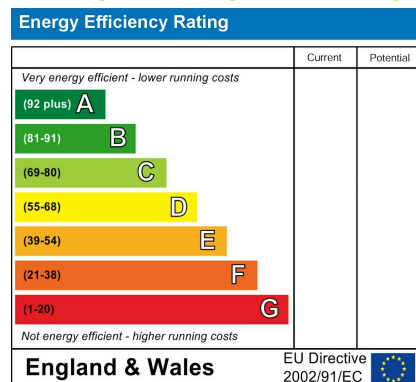
Twin up and over doors. Ample eaves storage. UPVC double glazed door and window to rear. Power and light.

### Directions

From the Bridge Centre traffic lights in the centre of town take the A4 Bath Road. Proceed up the hill towards the hospital and take the third turning on the right into Erleigh Drive. The property will then be found on the right hand side.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

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)