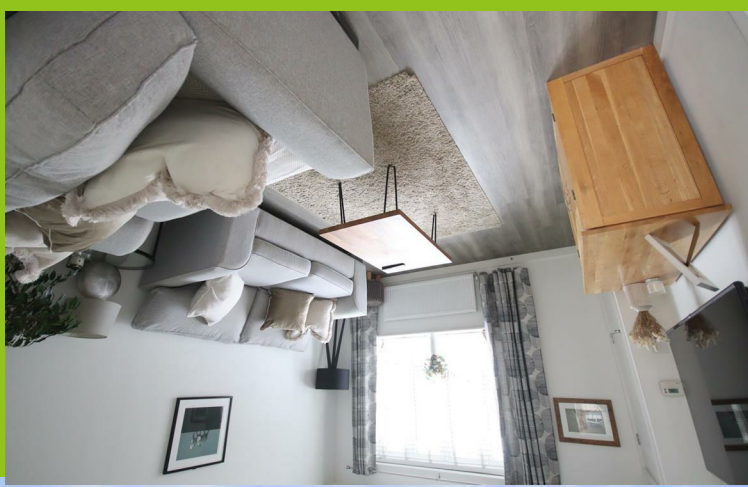




32 Deere Avenue, Chippenham, SN14 0ZB

NO ONWARD CHAIN! A modern, beautifully presented two double bedroom semi detached house situated in the sought after Hilltop Park development with off road parking for two cars at the front and pleasant south west facing landscaped garden to the rear. The accommodation on the ground floor offers an entrance hall, sitting room with useful storage cupboard, well appointed kitchen/dining room with French doors to the garden, a range of fitted units and built-in oven and hob and integrated fridge/freezer, useful utility and guest cloakroom. The first floor has master bedroom with an en-suite shower room, second double bedroom with large cupboard and a bathroom with over bath shower. Other benefits include double glazing, gas central heating, an EV charging point and Karndean flooring throughout the ground floor.

Situation

Hilltop Park is a newly established development which is well placed on the South Western side of Chippenham with easy access to the A4, A420 and the M4 motorway giving access the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket along and two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in Chippenham town centre including the mainline railway station, college and sports facilities.

Accommodation Comprising:

Entrance door to:

Entrance Hall

Radiator with decorative cover. Stairs to first floor. Karndean flooring. Doors to:

Sitting Room

Double glazed window to floor. Radiator. Deep understairs cupboard. Karndean flooring. Door to:

Kitchen/Dining Room

Double glazed French doors and side panels to rear. Radiator. Karndean flooring. Range of cupboard base units and matching wall mounted cupboards. Worksurfaces with upstands and inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and stainless steel extractor over. Integrated fridge/freezer. Spotlights. Door to:

principal areas. Wall hung wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Tiled floor. Spotlights. Extractor.

Outside

Front Garden

Driveway parking for two cars. EV charging point. Gated side access to rear garden.

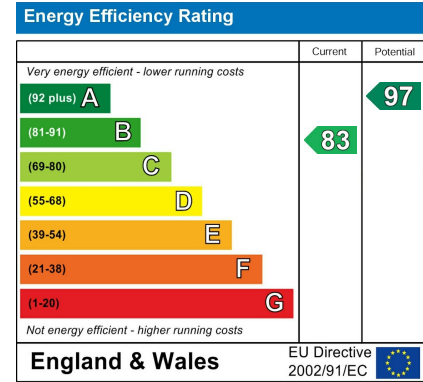
Rear Garden

South west facing garden enclosed by fencing with gated side access. Full width patio creating a large area ideal for outdoor eating and entertaining. Lawn beyond with sleepers creating raised flower beds. Path leading to garden shed. Outside tap.

Directions

Head out of town on the Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn left. Head over the mini roundabout. Take the 5th right into Arable road. At the end turn right onto Deere Avenue and the property will be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
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£295,000

Utility Room

Worksurface with upstands and cupboard base unit. Space and plumbing for washing machine. Karndean flooring. Cupboard housing gas fired boiler. Door to:

Cloakroom

Chrome ladder radiator. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Karndean flooring.

First Floor Landing

Access to roof space. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Door to:

En-Suite Shower Room

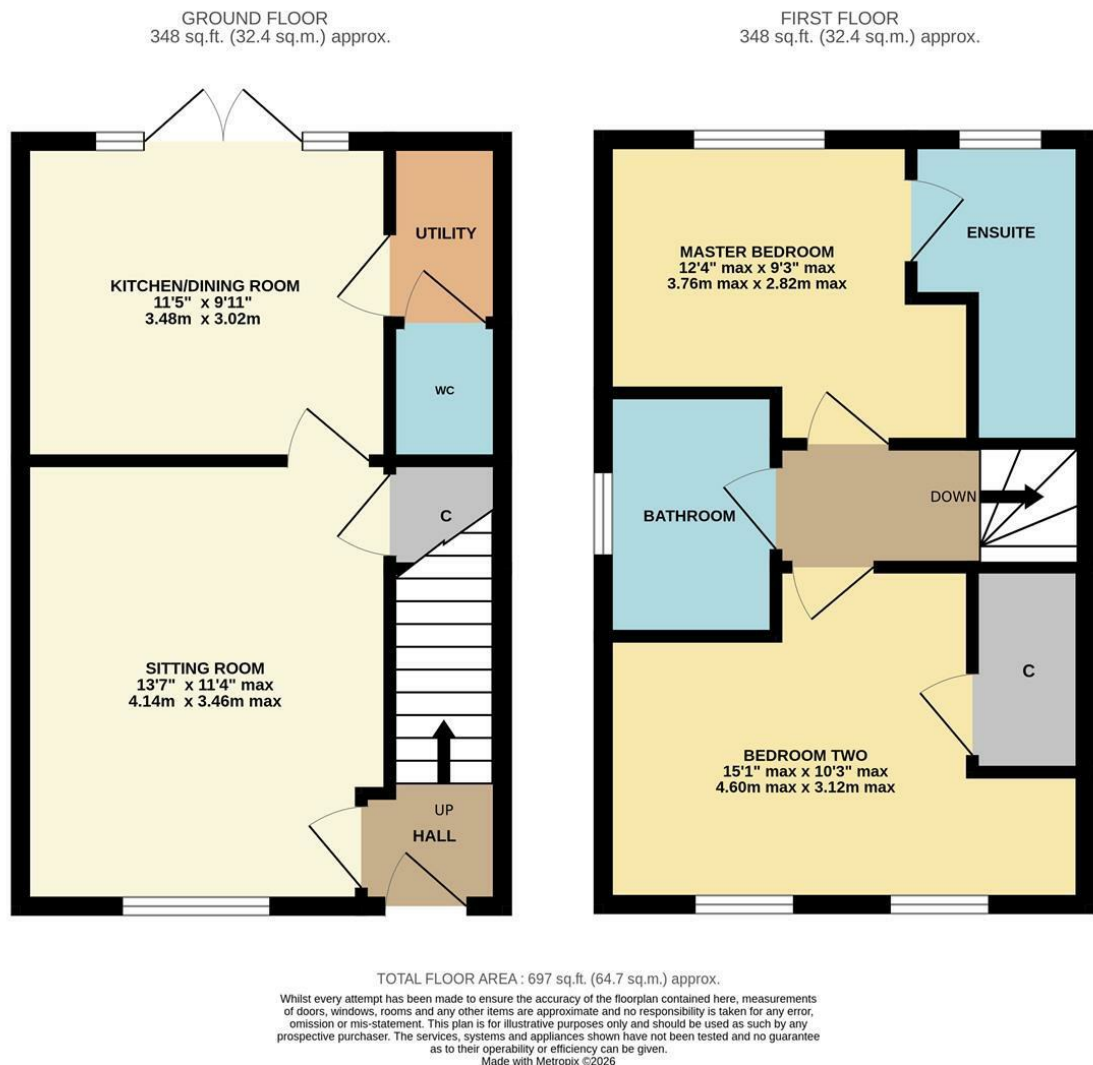
Obscure double glazed window to rear. Chrome ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiled to half height. Tiled floor. Spotlights. Extractor.

Bedroom Two

Two double glazed windows to front. Radiator. Over stairs cupboard.

Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment, shower screen and tiling to



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)