



**Connells**

Oak Road  
Chippenham



## Property Description

An attractive four-bedroom detached family home offering spacious and versatile accommodation, positioned in a well-regarded residential location.

The property is arranged over two floors and provides well-balanced living space ideally suited to family life. The ground floor comprises a welcoming entrance hallway, two separate reception rooms offering flexibility for living, dining, entertaining or home working, and a fitted kitchen with ample storage and worktop space, with potential for further enhancement subject to requirements.

To the first floor are four well-proportioned bedrooms, including a generous main bedroom plus en-suite together with a family bathroom. The layout offers excellent versatility for growing families or those seeking additional space.

Externally, the home benefits from front and rear gardens, providing outdoor space suitable for relaxation and entertaining. A driveway offers off-road parking, with the potential for a garage or additional parking depending on configuration.

Oak Road is conveniently located for local amenities, schools and transport links, making this an ideal choice for families seeking a detached home in a popular and established residential area.

A spacious and adaptable property offering strong long-term appeal.

## Ground Floor

### Entrance Hall

Stairs to First Floor. Doors to Cloakroom, Lounge.

### Cloakroom

Suite comprising low level WC and wash hand basin. Window to front.

### Lounge

Window to front. Feature fireplace. Opening through to the Dining Room.

### Dining Room

Patio doors leading through to the Conservatory.

### Conservatory

Glazed construction. French doors leading out to the garden.

### Kitchen/ Breakfast Room

Two windows and door to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Integrated fridge/freezer. Integrated dishwasher. Door through to Utility area.

### Utility

The utility area is in the former garage. With plumbing for washing machine. There is a door through to the original garage which now provides storage space.

## First Floor

### **Landing**

Stairs from Ground Floor. Airing cupboard. Doors to all Bedrooms.

### **Bedroom One**

Window to front. Built in wardrobes. Door to Ensuite.

### **Ensuite**

Window to rear. Suite comprising low level WC, wash hand basin and corner shower.

### **Bedroom Two**

Window to rear.

### **Bedroom Three**

Window to front.

### **Bedroom Four**

Window to front.

### **Bathroom**

Window to rear. Suite comprising low level WC and vanity wash hand basin. Bath with mixer tap. Part tiled walls.

## Outside

### **Front**

Driveway parking to the front. Leading to Garage.

### **Garage**

The garage is integral with an up and over door and has been partially converted to include a utility area with personal door through to the Kitchen. There is a storage area to the front.

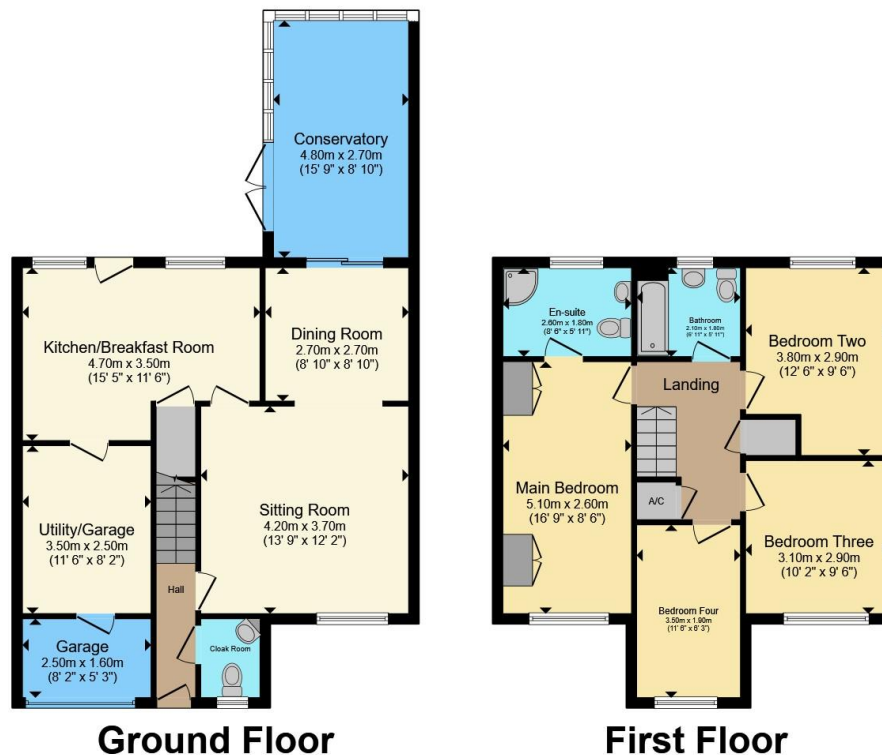
### **Rear Garden**

Fully enclosed. Low maintenance and laid to patio and decorative stone. Two garden sheds. Mature shrub borders.









**Total floor area 134.6 m<sup>2</sup> (1,449 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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