



11a York Close, Chippenham, SN14 0QB

A brand new three-bedroom detached home situated within a popular cul-de-sac on the sought-after Queens Crescent development. The well-designed accommodation comprises an entrance hall with cloakroom, a spacious sitting room with French doors opening onto the rear garden, a contemporary kitchen/dining room, and a useful utility room. To the first floor are three bedrooms and a modern family bathroom. Ready for immediate occupancy, this attractive family home has been tastefully decorated and carpeted throughout in neutral tones. Outside, the property enjoys a rear garden laid mainly to lawn and ample driveway parking.

Situation

The property is conveniently situated in the corner of a quiet cul-de-sac within the sought after Queens Crescent area on the western side of town within walking distance of local schools and shop. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

Canopy Porch

Composite door leading to:

Entrance Hall

Stairs to first floor. Doors to Cloakroom, Sitting Room and Kitchen/Dining Room. Wood laminate flooring.

Cloakroom

WC with concealed cistern. Wall hung wash basin with chrome mixer tap. Tiled splashback. Radiator. Extractor. Wood laminate flooring.

Sitting Room

uPVC double glazed French doors to garden. uPVC double glazed window to front. Radiator. Wood laminate flooring.

Kitchen/Dining Room

Dual aspect with uPVC double glazed windows to front and rear. Radiator. Understairs storage cupboard. Fitted with a range of contemporary wall and

base units comprising of cupboards and drawers. Worksurface with matching upstands. Stainless steel one and a half bowl sink unit with chrome mixer tap. Built-in oven, hob and extractor. Integrated fridge/freezer. Integrated dishwasher. Cupboard housing Vaillant boiler. Wood laminate flooring. Door to:

Utility Room

uPVC double glazed window to rear. uPVC half glazed door to rear. Worksurface with space for two appliances. Cupboard base unit and wall mounted cupboard. Stainless steel single drainer sink unit with chrome mixer tap. Radiator. Wood laminate flooring.

First Floor Landing

uPVC double glazed window to rear. Radiator. Access to roof space. Shelved storage cupboard.

Bedroom One

uPVC double glazed windows to front and side. Walk-in storage cupboard. Radiator.

Bedroom Two

uPVC double glazed window to front. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bathroom

uPVC obscure double glazed window to rear. Panelled bath with chrome mixer tap and separate shower over with screen. WC with concealed cistern. Wall hung vanity wash basin with chrome mixer tap and drawer storage under. Light up mirror. Chrome ladder radiator. Extractor. Tiling to principal areas. Tiled floor.

Outside

Front

Gravel driveway, part enclosed by timber fencing. Gated access to garden.

Garden

Paved seating area leading to lawn. Enclosed by timber fencing. Outdoor lighting. Water tap.

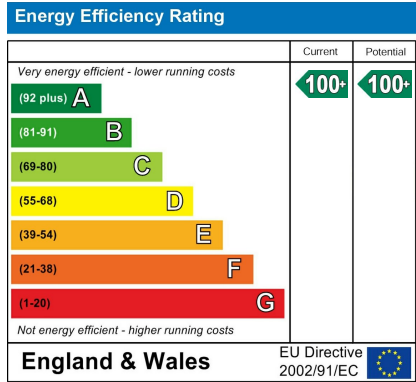
Directions

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the first turning on the left into Minster Way and then first left into York Close, where the property can be found at the end of the cul-de-sac.

Agents Note

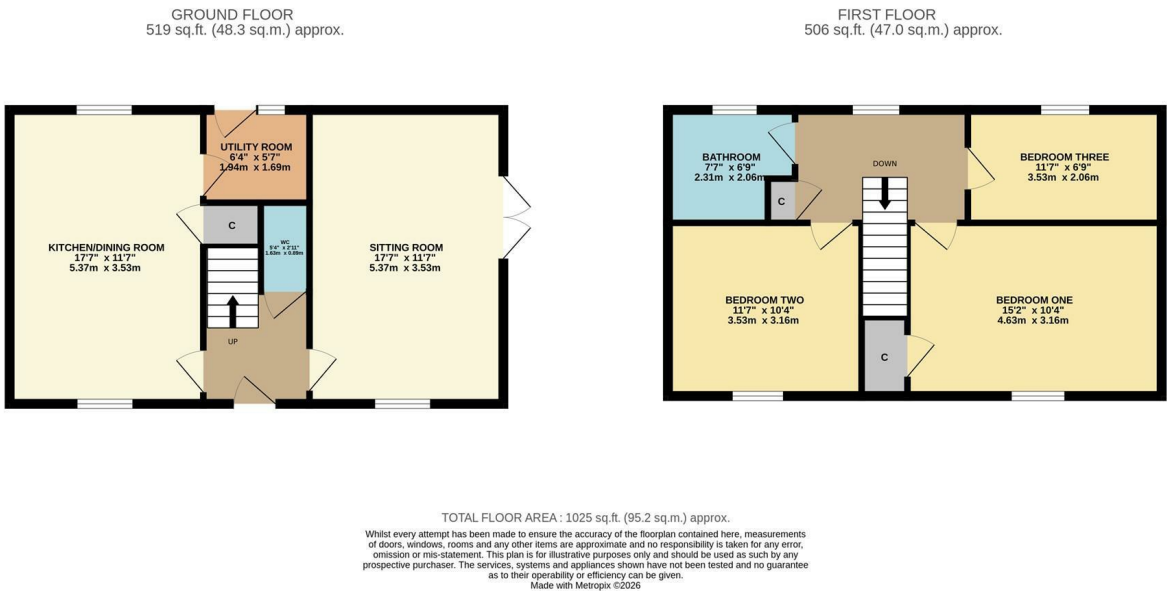
This property has not yet been issued with a council tax band.

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)