



# 22 Wheatfield Avenue, Chippenham, SN14 0FX

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£279,000

A modern well presented two bedroom end terrace ideally situated in the sought after Hilltop View development with the benefit of an enclosed south facing rear garden. The accommodation on the ground floor offers an entrance hall, sitting room with useful storage cupboard, a light and airy kitchen with French doors and side panels opening to the garden, a utility area and guest cloakroom. The first floor has a master bedroom with built-in double wardrobe and an en-suite shower room, second bedroom with deep storage cupboard and bathroom with an over bath shower. Other benefits include double glazing and gas central heating. Immediately to the front there are two parking spaces and to the rear is a pleasant enclosed garden with patio area, sleepers and lawn with garden shed.

## Situation

Hilltop View 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 Comprises

### Canopied Porch

Entrance door to:

### Entrance Hall

Radiator. Stairs to first floor. Door to:

### Sitting Room

Double glazed window to front. Two radiators. Storage cupboard. Doorway to:

### Kitchen

Double glazed French doors with full height side panels to rear garden. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces with matching upstands and inset one and a half bowl single drainer sink unit with mixer tap. Built-in stainless steel gas hob and electric oven with splash back and stainless steel extractor over. Space for fridge/freezer. Tiled floor. Doorway to:

### Utility

Worksurface with matching upstands. Base cupboard. Space and plumbing for washing machine. Tiled floor. Cupboard housing gas fired combination boiler. Door to:

## Parking

Two parking spaces immediately to the front of the property.

## Directions

From our office proceed out of the town centre along the A4 Bath Road. Proceed pass the Hospital then over the mini roundabout, through the railway arches and traffic lights. At the Pheasant roundabout turn left onto Saltersford Lane and then take the first right into Easton Lane. Continue past the car wash and turn left into Hilltop View onto Wheatfield Avenue. The property will then be found on the right hand side.

## Cloakroom

Radiator. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Tiled floor. Extractor.

## First Floor Landing

Access to roof space. Doors to:

## Master Bedroom

Double glazed window to rear. Radiator. Built-in double wardrobe. Door to:

## En-Suite Shower Room

Obscure double glazed window to rear. Ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor.

## Bedroom Two

Double glazed window to front. Radiator. Deep overstairs cupboard.

## Bathroom

Ladder radiator. Panelled bath with chrome mixer tap, shower attachment, shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Shaver point. Extractor.

## Outside

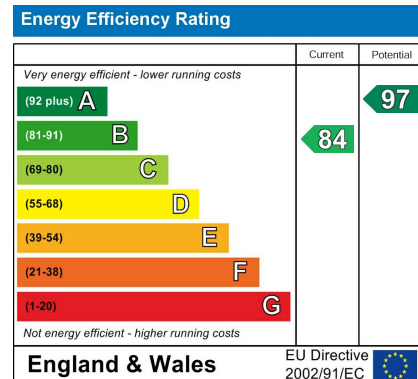
### Front Garden

Shrubs and path to front door.

### Rear Garden

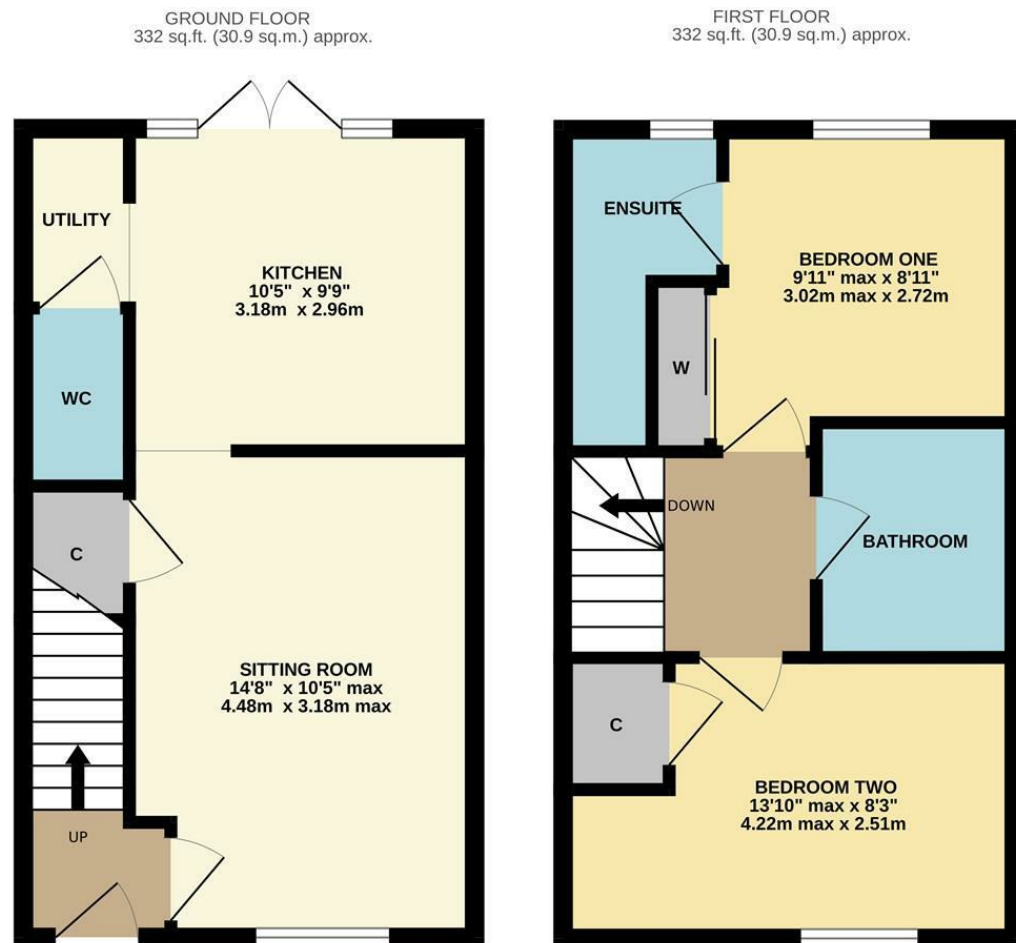
Enclosed by fencing with gated side access. Full width patio. Retaining sleepers creating flowers beds and steps leading to lawn. Garden shed. Outside tap.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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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