



46 Stonelea Close
Chippenham

GOODMAN WARREN BECK

46 Stonelea Close, Chippenham SN14 0DD

NO ONWARD CHAIN! A three bedroom property ideally situated in a quiet cul-de-sac offering easy access to a wide range of amenities. The accommodation offers an entrance porch, good size sitting room, kitchen/dining room with a range of fitted units, double glazed conservatory, three bedrooms and modern refitted shower with large walk-in shower. Other benefits include uPVC double glazing and gas central heating. To the front is good gravelled and paved front garden providing off road parking and to the rear is an enclosed paved garden with garden shed. There is then a garage in a nearby block.

SITUATION

The property is conveniently situated in a quiet cul-de-sac just a short walk from local amenities. The market town of Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The town 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.

ACCOMMODATION COMPRISING:

Obscure double glazed entrance door with obscure double glazed side panel to:

ENTRANCE PORCH

Wood laminate flooring. Double glazed door to:

SITTING ROOM

Double glazed window to front. Radiator. Stairs to first floor. Gas fire with marble inset and hearth and wooden surround. Glazed double doors to:

KITCHEN/DINING ROOM

Two double glazed windows to rear. Radiator. Fitted with a range of wall and base units. Worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit and mixer tap. Gas cooker. Slimline dishwasher. Fridge/freezer. Understairs storage cupboard. Wood laminate flooring. Obscure double glazed door to:

CONSERVATORY

Double glazed with door to garden. Plumbing for washing machine.

FIRST FLOOR LANDING

Access to roof space. Cupboard housing gas fired boiler. Doors to::

BEDROOM ONE

Double glazed windows to front. Radiator.

BEDROOM TWO

Double glazed window to side and rear. Radiator. Built-in wardrobes and shelving.

BEDROOM THREE

Double glazed window to front. Radiator. Overstairs cupboard.

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£269,950

SHOWER ROOM

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide walk-in shower. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Pedestal wash basin with chrome mixer tap. Fully tiled walls.

OUTSIDE

FRONT GARDEN

Gravelled and paved providing off road parking.

REAR GARDEN

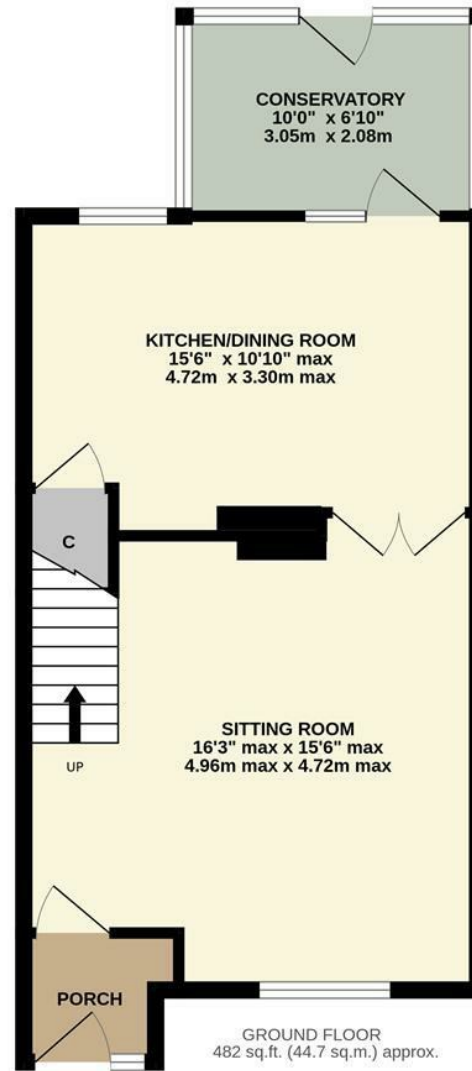
Enclosed with gated rear access. Paved. Garden shed.

GARAGE

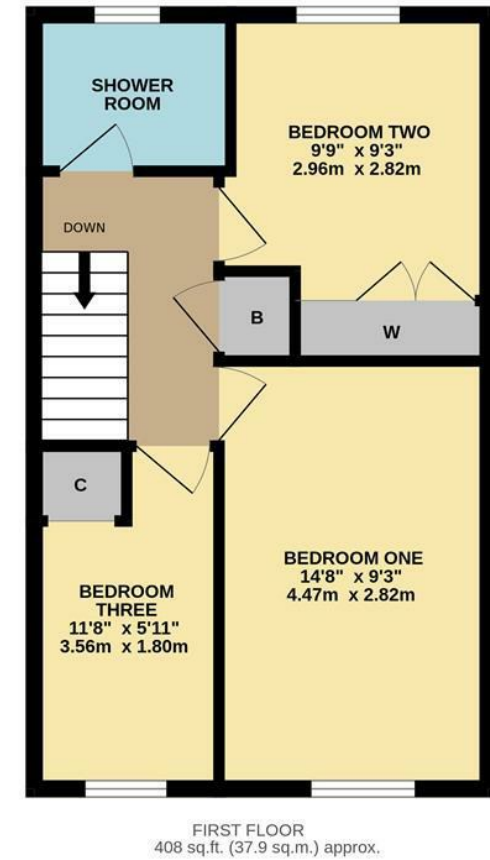
Up and over door. Located in a nearby block.

DIRECTIONS

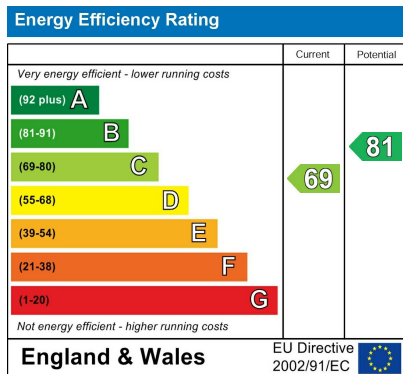
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and then take the second right into Stonelea Close.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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