



51 Buckingham Road, Chippenham, SN15 3TE

NO ONWARD CHAIN! A mature four bedroom detached house enjoying a large, private corner plot garden and tucked away at the end of a cul-de-sac within the popular Pewsham development with the added benefit of ample parking and DOUBLE GARAGE. The ground floor accommodation offers a good size sitting room, a large c/26' double glazed conservatory, kitchen, dining room, useful utility and guest cloakroom. The first floor boasts a master bedroom with fitted wardrobes and an ensuite shower room, three further bedrooms and a family bathroom. Other benefits include double glazing and gas central heating. To the front a block paved driveway provides plenty of off road parking. This then leads to the double garage and there are also wooden double gates that open into further area of hardstanding that could be used for further parking if desired. The mature side and rear gardens enjoy a good degree of privacy and are laid mainly to lawn with well stocked flower and shrub beds and borders.

Situation

The property is situated at the end of a cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. 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. The town also benefits from excellent schooling with numerous primary schools 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:
uPVC double glazed entrance door to:

Reception Hall

Double glazed window to side. Radiator. Stairs to first floor. Door to Kitchen. Obscure glazed double doors to Sitting Room. Door to:

Cloakroom

Obscure double glazed window to front. Radiator. Wall hung wash basin with tiled splash back. Close coupled WC.

Sitting Room

Double glazed bow window to front. Double glazed window to rear. Two radiators. Wood laminate flooring. Coving. Gas fire. Obscure double glazed double doors to:

Conservatory

Double glazed on brick built base with two sets of French doors to garden. Radiator. Tiled floor.

Kitchen

Double glazed window to front. Radiator. Range of drawer and cupboard base units with

Family Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin. Close coupled WC. Fully tiled walls.

Outside

Front Garden

Extensive block paved driveway providing ample off road parking. Mature shrubs. Wood double gates opening into side and rear garden.

Side & Rear Garden

Mature corner plot garden enjoying a good degree of privacy. Mainly laid to lawn with an area of hardstanding and range of beds and borders stocked with mature plants and shrubs. Enclosed by timber fencing. Gated access to front.

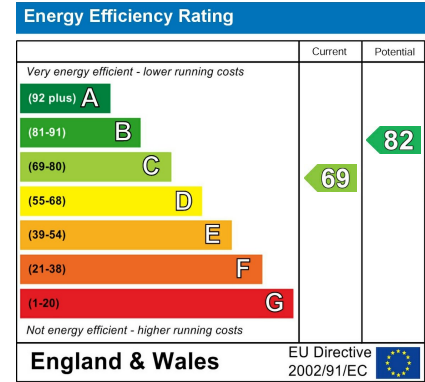
Double Garage

Twin up and over doors. Power and light. Eaves storage.

Directions

From the town centre proceed up The Causeway over the roundabout onto London Road. On leaving the town turn right at the roundabout onto Pewsham Way. Take the first right into the Pewsham development along Lodge Road. Take the second right into Buckingham Road.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £445,000

matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in gas hob and electric oven. Integrated dishwasher. Space for fridge/freezer. Tiled floor. Coving. Door to Utility Room. Opening to:

Dining Room

Two radiators. Tiled floor. Door to Sitting Room. Double doors and window to Conservatory.

Utility Room

Double glazed window to front. Obscure double glazed door to side. Cupboard base unit. Rolled edge worksurfaces and inset stainless steel circular sink unit with mixer tap. Drawer unit. Space and plumbing for washing machine. Further appliance space. Gas fired boiler for central heating and hot water. Coving.

First Floor Landing

Double glazed window to rear. Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Full width built-in wardrobes. Door to:

En-Suite Shower Room

Obscure double glazed window to front. Radiator. Corner shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Light and shaver point.

Bedroom Two

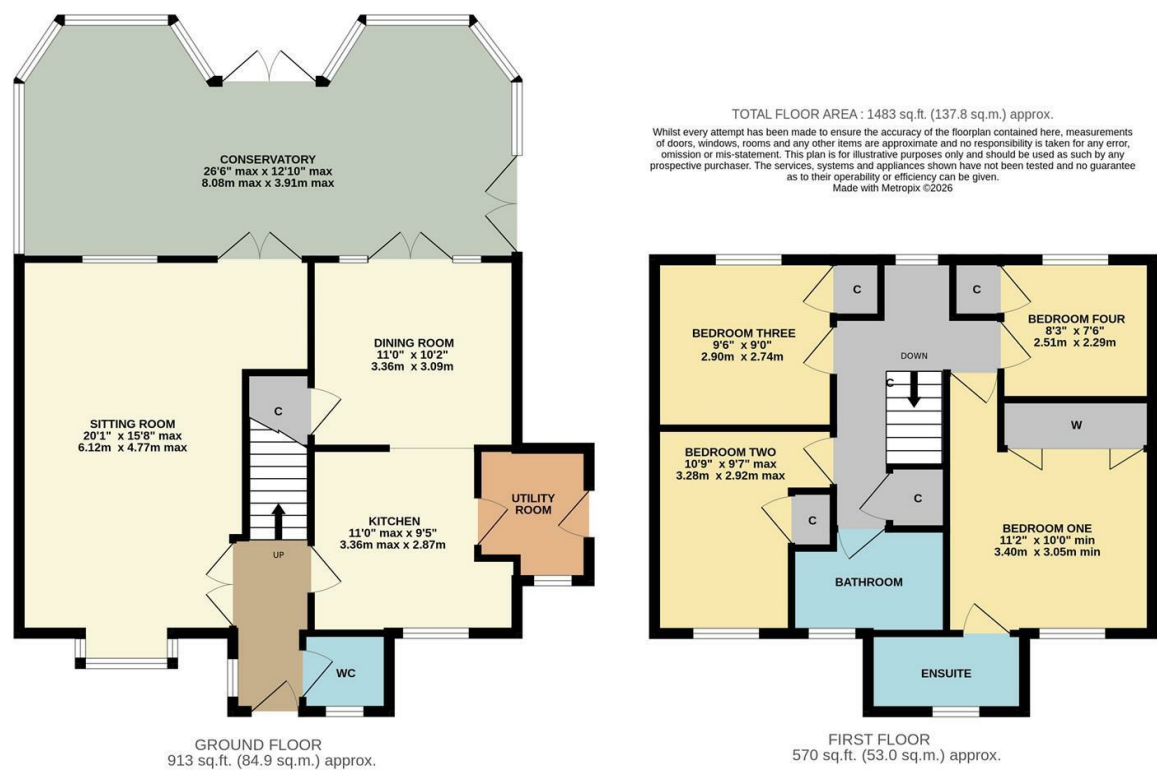
Double glazed window to front. Radiator. Built-in cupboard.

Bedroom Three

Double glazed window to rear. Radiator. Built-in cupboard.

Bedroom Four

Double glazed window to rear. Radiator. Built-in cupboard. Fitted desk and drawer unit.



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)