



# 109 Wood Lane, Chippenham, SN15 3EA

GOODMAN WARREN BECK

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£410,000

An extended three bedroom semi detached house offering spacious accommodation and ideally situated within walking distance of the town centre and mainline station. The main feature of the ground floor is the impressive large open plan kitchen/dining/family with attractive stone fireplace and French doors to the garden. This complimented by a separate sitting room with fireplace, utility room and guest cloakroom. The first floor offers a large dual aspect master bedroom with built-in wardrobes and an ensuite shower, two further double bedrooms, family bathroom and a large landing that could offer a study area or easily be separated off to create a fourth bedroom. Other benefits include double glazing and gas central heating. To the front is a double width gravelled driveway providing off road parking leading to the large attached double garage. The lawned gardens then extend to the side and rear with a paved seating area.

## Situation

The property is situated in a central location within close proximity of the town centre and it's numerous amenities. It is within walking distance of nursery, primary/preschool and a highly regarded secondary school. The mainline rail station is approximately a 20 minutes walk away. M4 J.17 is c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

## Accommodation Comprising:

Obscure leaded double glazed entrance door to:

## Entrance Porch

Double glazed window to side. Tiled floor. Opening to:

## Reception Hall

Stairs to first floor with recess under. Radiator. Doors to:

## Sitting Room

Double glazed window to front. Radiator. Feature coal effect gas fire with inset and hearth and wooden surround. Picture rails.

## Open Plan Kitchen/Dining/Family Room

Double glazed window to rear. Double glazed French doors to rear. Feature fireplace with stone surround and hearth. Two radiators. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with mixer tap. Integrated dishwasher and fridge. Range cooker (available by separate negotiation) with extractor over. Spotlights. Understairs cupboard. Door and side panel to:

## Utility Room

Double glazed door and window to rear. Radiator. Rolled edge work surface. Wall mounted cupboards. Space and plumbing for washing machine. Further appliance space. Door to double garage. Door to:

## Cloakroom

Double glazed window to rear. Radiator. Corner wall hung wash basin. Close coupled WC. Tiled to half height.

## First Floor Landing

Spacious landing offering ample space for a study or the potential to create a single bedroom. Double glazed window to rear. Doors to:

## Bedroom One

Double glazed window to side and rear. Radiator. Two built-in wardrobes. Concealed door to:

## En-Suite Shower Room

Obscure double glazed window to front. Radiator. Corner shower cubicle. Vanity wash basin. Close coupled WC. Bidet. Fully tiled walls. Stripped wooden flooring.

## Bedroom Two

Double glazed window to rear. Radiator. Picture rails.

## Bedroom Three

Double glazed window to front. Radiator. Picture rails. Coving.

## Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal areas.

## Outside

### Front Garden

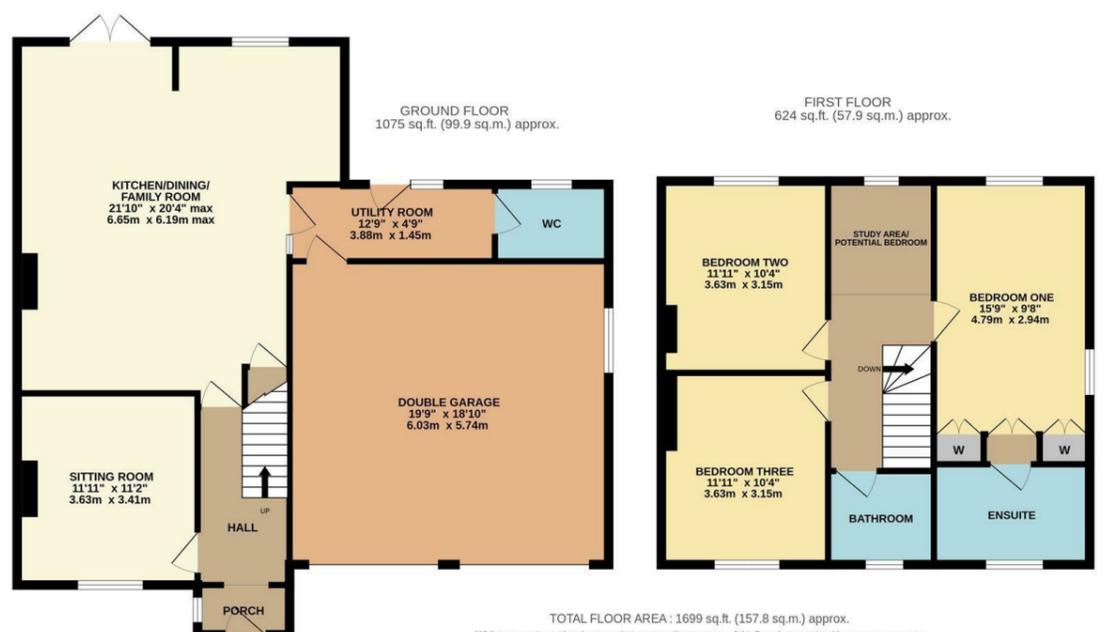
Double width gravelled driveway providing off road parking leading to double garage. Two areas of lawn. Gated side access to rear garden.

### Rear & Side Garden

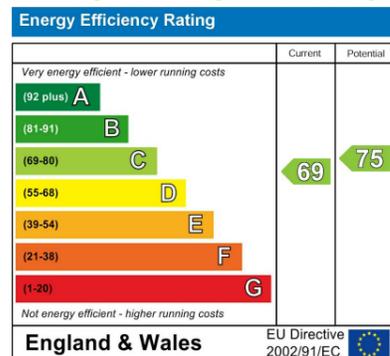
Enclosed by fencing. Patio area with lawn beyond and shrub borders.

### Double Garage

Two up and over doors. Double glazed window to side. Power and light. Wall mounted gas fired boiler and hot water cylinder. Personal door leading to Utility Room.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)