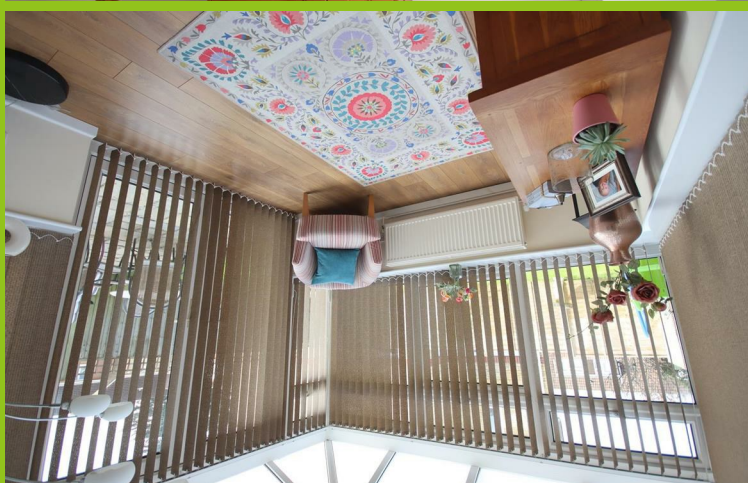




37 Oak Road, Chippenham, SN14 0XJ

A modern well presented five bedroom detached house pleasantly situated in a quiet cul-de-sac on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers a generous reception hall with guest cloakroom, large sitting room with bay window, a separate dining room with patio doors opening into a double glazed conservatory, kitchen/breakfast room with a range of fitted units and a useful utility room. On the first floor is a landing, master bedroom with built-in wardrobe and an en-suite shower room, four further bedrooms and a well appointed family bathroom with overbath shower. Other benefits include uPVC double glazing and gas central heating. To the front is an area of lawn and a double width driveway providing off road parking leading to the integral garage. To the rear is an enclosed garden laid to lawn with two paved seating areas.

Situation

The property is conveniently situated in a small cul-de-sac on the very western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles to north of the town. Local shops and amenities are close to hand as are the Sainsburys and Morrisons supermarkets.

Accommodation Comprising:
Double glazed entrance door to:

Reception Hall

Oak flooring. Stairs to first floor with cupboard under. Radiator. Doors to:

Cloakroom

Obscure double glazed window to front. Chrome ladder radiator. Wall hung wash basin with tiled splashback. Close coupled WC. Oak flooring.

Sitting Room

Double glazed bay window to front. Two radiators. Coving. Double doors to:

Dining Room

Radiator. Coving. Door to Kitchen/Breakfast Room. Double glazed sliding patio doors to:

Conservatory

Double glazed on brick built base with French doors to side. Radiator. Laminate flooring.

Kitchen/Breakfast Room

Double glazed window to rear. Oak flooring. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Range style cooker with stainless steel splash back and extractor over. Space and plumbing for dishwasher.

Front Garden

Area of lawn with shrub borders. Double width driveway providing off road parking leading to garage. Path to gated side access to rear garden.

Garage

Roller door. Power and light. Door to Utility Room.

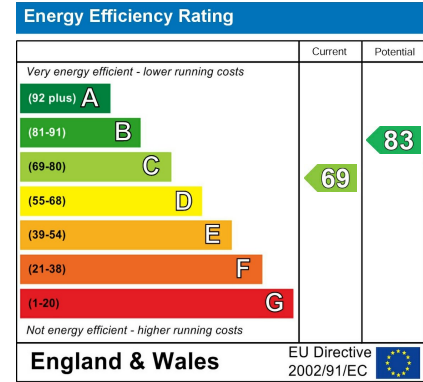
Rear Garden

Enclosed by fencing with gated side access. Paved seating area with lawn beyond. Further paved seating area. Outside tap.

Directions

From the town centre continue up under the railway arch into Marshfield Road and take the left hand lane into Bristol Road. At the double mini roundabout continue over and at the next roundabout turn left onto the Western bypass. Follow the Western bypass down and take the first turning left into Drake Crescent, follow the road around to the right and take the next left into Oak Road. The property will then be found around the right hand corner and on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£475,000

Utility Room

Obscure double glazed door to garden. Double glazed window to side. Door to Garage. Radiator. Solid wood flooring. Base and wall units. Single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Space for Tumble Drier. Space for Fridge/Freezer.

First Floor Landing

Access to roof space. Airing cupboard. Doors to Bedrooms and Bathroom.

Master Bedroom

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

En-Suite Shower Room

Obscure double glazed window to side. Chrome ladder. Wide shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

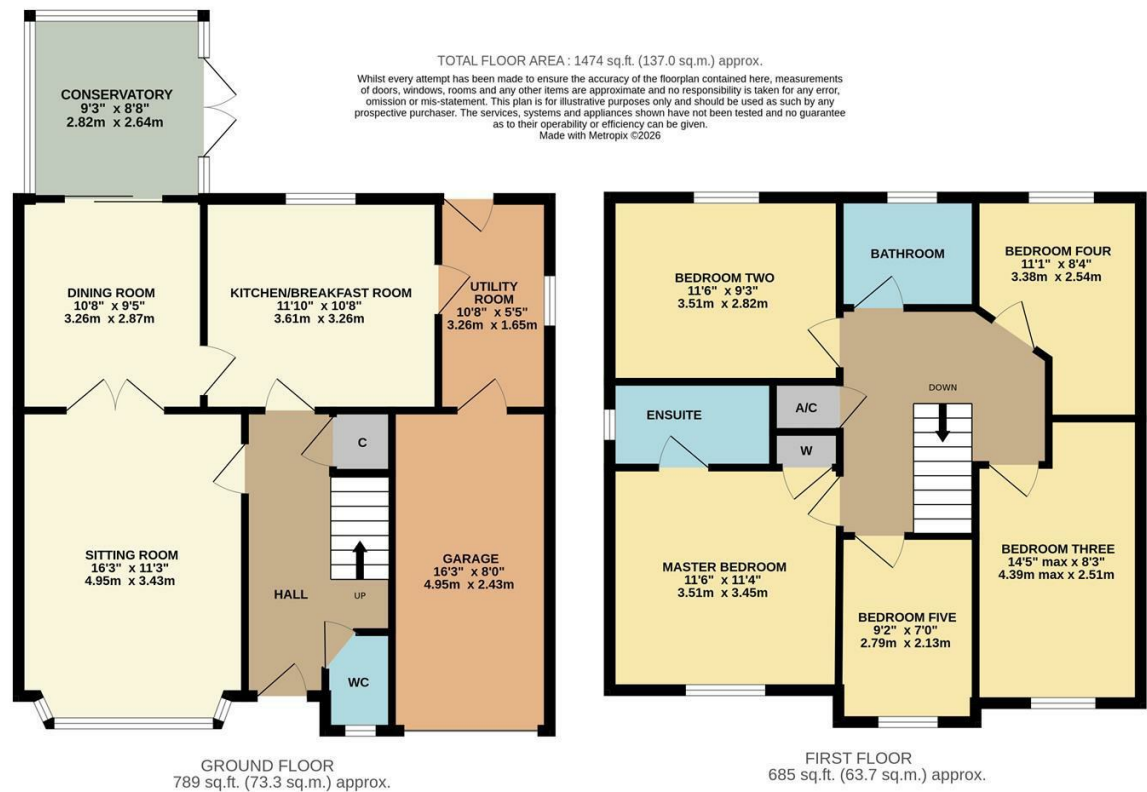
Bedroom Five

Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor.

Outside



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)