



5 Middlefield Road, Chippenham, SN14 6GY

Guide Price **£350,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2 (Plus Two Cloaks)
Receptions: 3

Approach the front of the property via the pedestrian pathway and you are met with a feeling of privacy owing to the leafy treeline that lines the front of this exclusive terrace. A welcoming entrance hallway offers plenty of space to store the coats and shoes, in addition to the large under-stairs cupboard and handy cloakroom / W.C. At the front, a sizeable home office serves perfectly as a play room, home gym, hobbies room, or fifth bedroom when required. At the rear, a well-appointed open-plan kitchen/dining/family room measures 16' in width, featuring attractive new hard-wearing flooring and plentiful storage. Sliding patio doors lead out onto the South-West facing garden and there is also a separate utility room which offers extra storage as well as power and plumbing to serve extra appliances, further to the stainless steel sink.

On the first floor, a wonderfully light and spacious sitting room benefits from plenty of direct Southerly sun and provides an inviting space in which to unwind. This floor also conveniently hosts another cloakroom/W.C, ideal for busy households. One of the larger double bedrooms can be found on this floor, fitted with an abundance of storage within the double wardrobes, and offering a stylish en suite with a large shower enclosure, sink with vanity unit storage beneath, heated towel rail, and the W.C - All of which is frequently illuminated by natural light that streams in through the window. The second floor supports a neutral family bathroom which is fitted with a full-length bath with shower over, a sink, towel rail, and W.C. This bathroom serves the remaining three bedrooms on this floor (two doubles and a big single), the largest of which sports substantial fitted wardrobes.



Externally, a landscaped and level enclosed rear garden benefits from an excellent South-Westerly orientation; An ideal low-maintenance family-friendly spot in which to bask in the sunshine throughout the day. This peaceful and inviting garden is laid to patio with artificial lawn and a couple of small trees beyond, leading in turn (via the secure gated exit) to a private parking space and garage, which are located underneath and in front of the neighbouring coach house.

Chippenham (and train station) reside less than 1.5 miles away, with two highly-respected secondary schools and Morrisons supermarket located roughly ten minutes away on foot. Lovely parks and green spaces, supermarkets and a range of sporting facilities are available to enjoy, with the many cafes, shops, pubs and restaurants on hand to provide weekend entertainment and convenience. The train station stops at key destinations including Bath, Bristol, and Cardiff, with London Paddington accessible in less than one hour directly. This house grants easy access to the M4, with Junction 17 just 4 miles distant of this property.

Additional Information:

Tenure: Freehold House

Council Tax Band: E

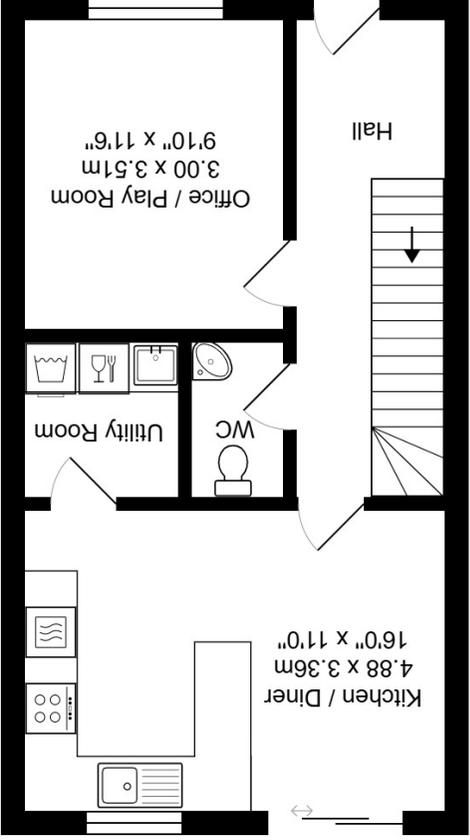
EPC Rating: C (73) // Potential: B (87)

Services: Mains gas-fired radiator central heating. Mains drainage supply. Mains electricity supply. Mains water supply. Double glazing throughout.

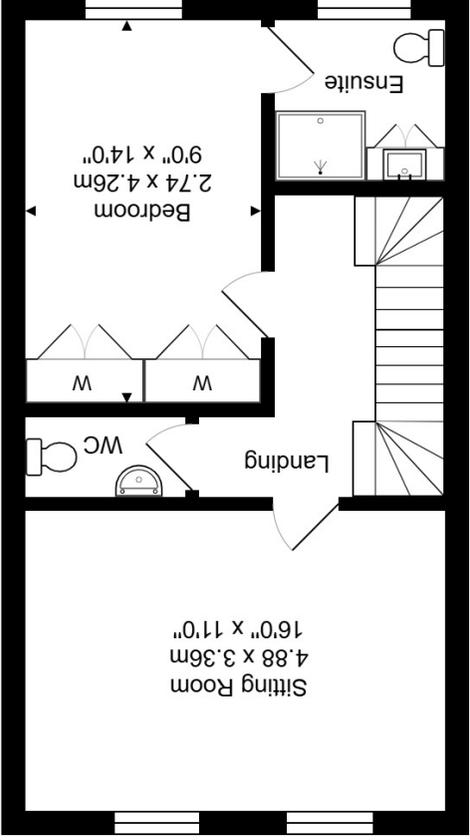
Agents Note There is a £147 development maintenance charge (approx.) paid every six months.

Agents note The garage that belongs to this property is located underneath a neighbouring Coach House and as such is subject to the usual leasehold agreement, with a high apportionment of 999 years remaining. The nominal peppercorn ground rent has never been collected by the owner of the Coach House.

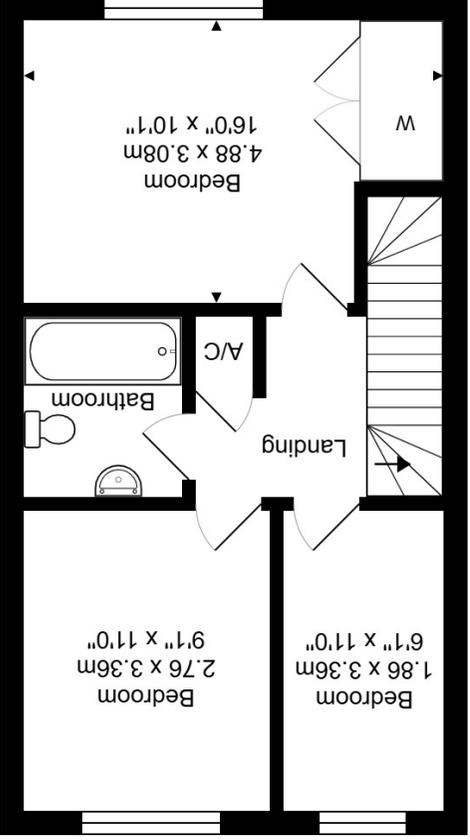




Ground Floor
Area: 44.5 m² ... 479 ft²



First Floor
Area: 44.5 m² ... 479 ft²



Second Floor
Area: 44.5 m² ... 479 ft²

Total Area: 133.5 m² ... 1437 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
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