

82 Derriads Lane
Chippenham

GOODMAN WARREN BECK

82 Derriads Lane, Chippenham SN14 0QL

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A substantial four/five bedroom semi detached house approaching c.2200 sq ft in total, ideally situated on the western side of town offering swift and convenient access to a wide range of amenities.
The property has been significantly extended and improved by the current owners and offers a great amount of flexible living space over three floors making it an ideal family home. The ground floor offers a reception hall, large dual aspect c.22' sitting room, conservtory/dining room, kitchen with a range of fitted units, large utility room and useful addtional family room/bedroom with an adjoining shower room. The first floor then boasts a good size master bedroom with en-suite shower room, three further bedrooms and a well appointed family bathroom. The top floor then boasts an attic room/storage area which could be an office or dressing area which then leads through to a substantial attic bedroom nearly 30ft long offering ample space to create an en-suite if desired.
To the front is a large tarmacadam driveway providing ample off road parking numerous vehicles. To the rear is a good size garden, mature garden enjoying a good degree of privacy with patio area, lawn, well stocked border and mature trees and shrubs.

Price Guide £450,000

SITUATION
The property is situated on the western side of the town, enjoying swift access to the M4 for commuting to the larger centres of Bath, Bristol, London and Swindon. The property is within walking distance of primary and highly acclaimed senior schools, together with local amenities. The town centre offers a comprehensive range of amenities including mainline railway station.

ACCOMMODATION COMPRISING:
Entrance door to:

RECEPTION HALL
Obscure double glazed window to front. Stairs to first floor. Radiator. Walk-in understairs storage. Doors to:

SITTING ROOM
Double glazed window to front. Radiator. Double glazed sliding patio doors to:

CONSERVATORY
Radiator. Double glazed window and door to rear. Wall light points. Door to kitchen.

FAMILY ROOM
Double glazed window to front. Radiator.

SHOWER ROOM
Double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin. Close coupled WC.

KITCHEN
Double glazed window to rear. Radiator. Tiled floor. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with upstands and tiled splashbacks. Inset single bowl single drainer sink with chrome mixer tap. Integrated dishwasher. Space for range cooker. Obscure double glazed door to rear porch.

UTILITY ROOM
Obscure double glazed window to side. Chrome ladder radiator. Gas fired boiler fro central heating and hot water. Drawer and cupboard base units with matching wall mounted cupboard. Worksurfaces with tiled splashbacks. Space and plumbing for automatic washing machine. Space for tumble drier. Space for fridge/freezer. Fully tiled walls.

REAR PORCH
Double glazed window to side. Sliding patio door to rear.

FIRST FLOOR LANDING
Stairs to second floor. Cupboard. Doors to:

MASTER BEDROOM
Double glazed window to rear. Radiator. Door to:

EN-SUITE SHOWER
Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and tiled splashbacks. Close couple WC.

BEDROOM TWO
Double glazed window to rear. Radiator.

BEDROOM THREE
Double glazed window to front. Radiator.

BEDROOM FOUR
Double glazed window to front. Radiator. Over stairs storage cupboard. Storage alcove.

FAMILY BATHROOM
Obscure double glazed window to side. Chrome ladder radiator. Corner bath with chrome filler and shower attachment. Counter top vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Shelving.

ATTIC ROOM
Large area opening through to:

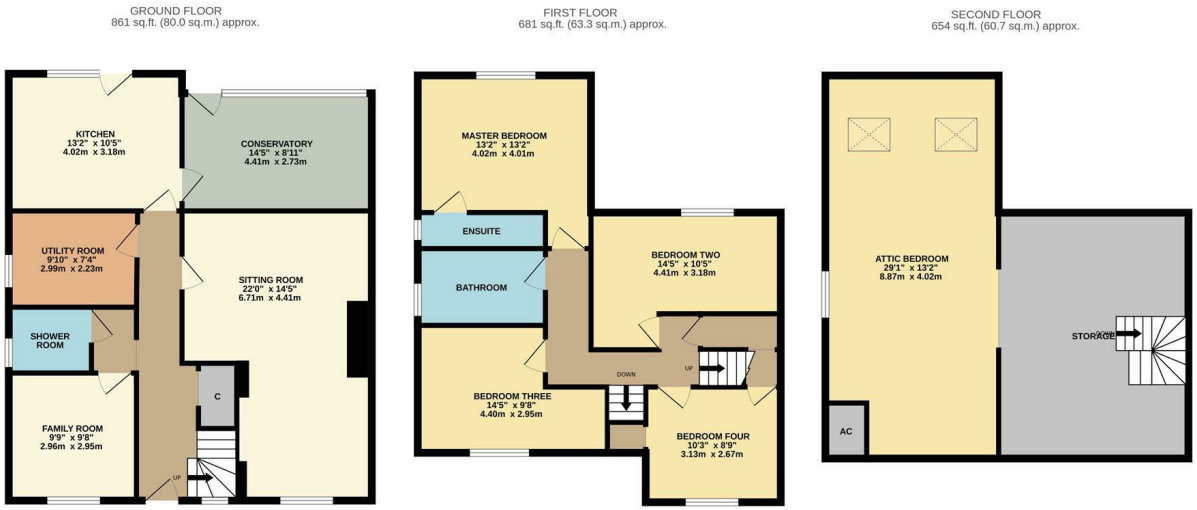
ATTIC BEDROOM
Two skylights. Double glazed window to side. Radiator.

OUTSIDE

FRONT GARDEN
Large tarmacadam driveway providing ample off road parking. Gated side access to rear garden.

REAR GARDEN
Good size rear garden enclosed by fencing, hedging and mature trees affording a good degree of privacy. Large patio area with lawn beyond and well stocked flower and shrub borders. Garden shed.

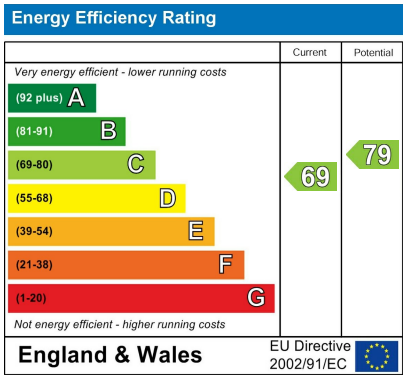
DIRECTIONS
From our office in the Market Place proceed out of town along Timber Street, turning right at the junction and right at the traffic lights towards the Bridge Centre. Take the first exit A4 Bath Road and continue straight on until the Pheasant Roundabout turning right onto Hungerdown Lane. Take the third turning left into Derriads Lane and the property will be found on the right hand side just after the mini roundabout and before the turning into Kensington Way.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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

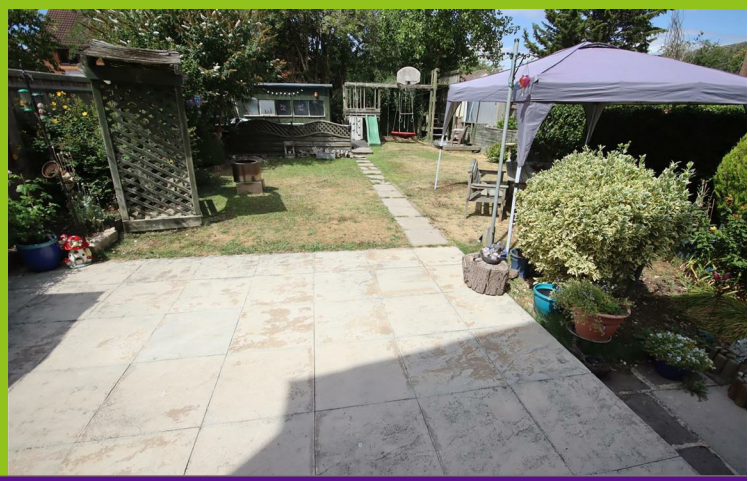
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