



3 Gleneagles Close
Chippenham, SN15 3XL

GOODMAN WARREN BECK

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A modern four bedroom detached pleasantly tucked away in a small, quiet cul-de-sac in this most sought after location adjacent to countryside and riverside walks yet within walking distance of the town centre and mainline station. The ground floor accommodation offers a useful entrance porch leading to a reception hall with guest cloakroom, a large bay windowed sitting room with feature fireplace, a separate dining room with French doors to the garden and quality refitted kitchen with an extensive range of fitted units and built-in oven, hob and dishwasher. The first floor then boasts a master bedroom with built-in wardrobes and an en-suite shower, three further bedrooms all with built-in storage and a family bathroom. To the rear of the property is an enclosed westerly facing garden with patio area and lawn beyond. To the front is a driveway providing off road parking leading to a garage with path leading to the front door and an additional area of side garden.

SITUATION

The property is ideally situated in a cul-de-sac just a stones throw from pedestrian access to fields and riverside walks on the popular Monkton Park area and within easy walking distance of local shops, primary school, open countryside walks, the park and pitch and putt golf course. There is a nearby pedestrian bridge over the River Avon leading into the town centre with its numerous amenities. The mainline rail station to London Paddington and Olympiad Sports Centre are all within easy walking distance. The M4 J.17 is c.4 miles north, providing swift access to the major centres of Bristol, Bath and Swindon.

ACCOMMODATION COMPRISING:

Stable door to:

ENTRANCE PORCH

Double glazed window to front. Wood laminate flooring. Spotlights. Door to:

RECEPTION HALL

Sealed unit double glazed window to front. Radiator. Stairs to first floor with cupboard under. Doors to:

CLOAKROOM

Obscure sealed unit double glazed window to side..

Radiator. Wall hung wash basin with tiled splashbacks. Close coupled WC. Tiled floor.

SITTING ROOM

Sealed unit double glazed Bay window to front. Sealed unit double glazed window to front. Two radiators. Feature fireplace with tiled inset and hearth with wooden surround. Coving.

DINING ROOM

Double glazed French door to rear. Radiator. Coving.

KITCHEN/BREAKFAST ROOM

Obscure double glazed doors to side. Sealed unit double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Worksurface with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob with stainless steel splashback with extractor over and with electric oven. Breakfast bar. Integrated dishwasher. Space and plumbing for automatic washing machine. Boiler.

FIRST FLOOR LANDING

Radiator. Access to roof space. Doors to:

GOODMAN WARREN BECK

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£469,950

MASTER BEDROOM

Sealed unit double glazed window to rear. Radiator. Built-in wardrobes. Doors to:

ENSUITE

Obscure double glazed window to side. Shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Tiled floor. Extractor. Light and shaver point.

BEDROOM TWO

Sealed unit double glazed sash window to front. Radiator. Built-in wardrobes.

BEDROOM THREE

Sealed unit double glazed window to front. Radiator. Two cupboards.

BEDROOM FOUR

Sealed unit double glazed window to rear. Radiator. Cupboard.

BATHROOM

Obscure sealed unit double glazed window to side. Radiator. Panelled bath with chrome mixer tap and shower attachment and separate shower over and screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Extractor.

OUTSIDE

FRONT GARDEN

Laid to gravel for ease of maintenance. Gated access to rear garden. Path to front door with further area of garden to the side.

REAR GARDEN

Paved seating area leading to lawn with border to the side. Enclosed by timber fencing.

GARAGE & DRIVEWAY

Driveway providing off road parking leading to the garage with up and over door.

DIRECTIONS

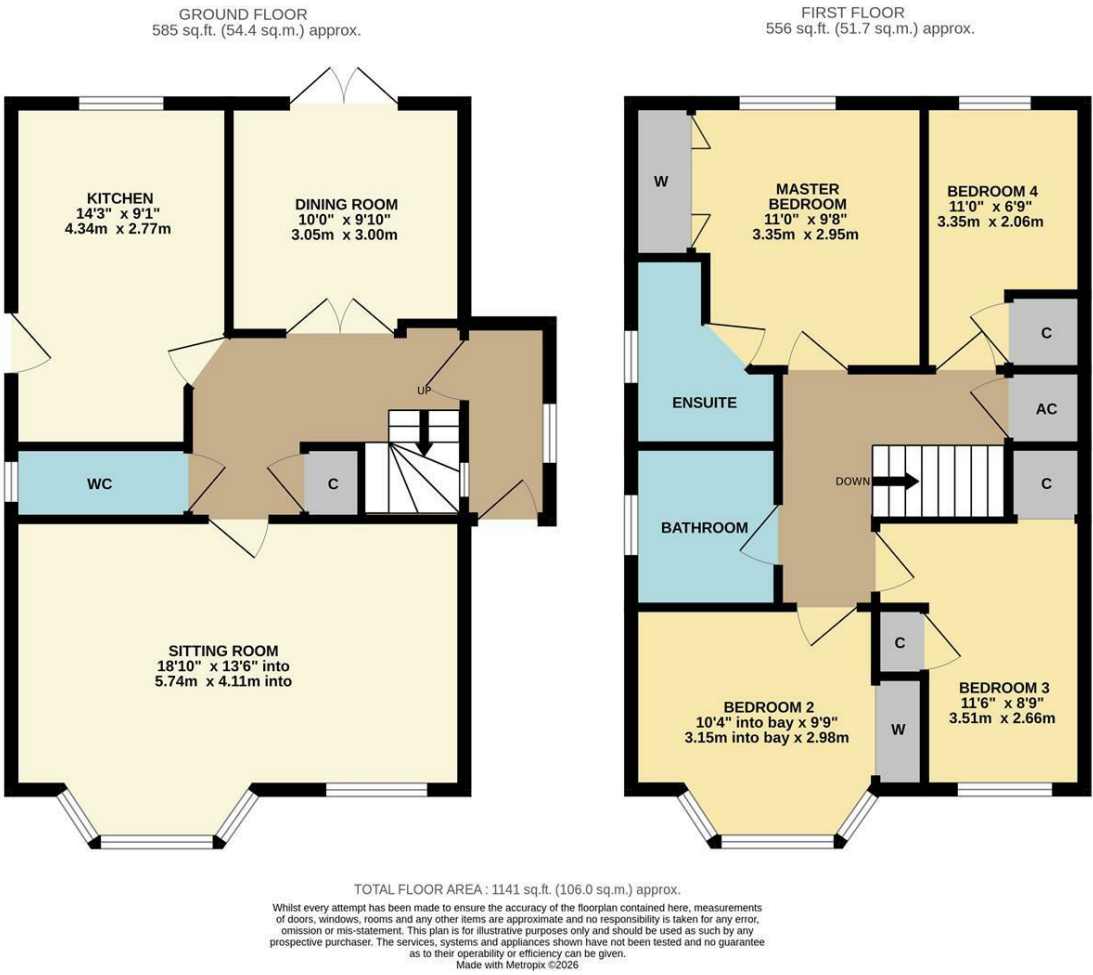
From the High Street in the town centre proceed along New Road and at the roundabout before the railway arches turn right up Station Hill. Remain on this road which becomes Cocklebury Road. Continue to the T - junction and turn right onto Eastern Avenue. Proceed past the shops on the right and straight over the junction with Lady Coventry Road. Follow the road to the end and Gleneagles Close.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: E

Tenure: Freehold



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