



24 Portal Close, Chippenham, SN15 1QJ

GOODMAN WARREN BECK

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Price Guide £850,000

A substantial five bedroom detached house with accommodation approaching c.2900 sq ft and pleasantly tucked away within this prestigious development with easy walking distance of the mainline station and highly regarded secondary schools. The property has been much improved by the current owners with the ground floor offering a spacious and welcoming reception hall, sitting room with impressive inglenook style fireplace, separate family room, study, an impressive orangery, good size utility and a large open plan kitchen/dining room refitted with a extensive range of units and granite work surfaces. The first floor then boasts a galleried landing, an impressive master bedroom with dressing area and refitted en-suite bathroom, guest bedroom with refitted en-suite shower, three further double bedrooms and a refitted family bathroom. To the front the driveway provides off road parking leading to the double garage. The rear garden has then been beautifully landscaped to create different area of interest and entertaining space.

Situation

The property is most conveniently situated within this sought after cul-de-sac development of similar prestige properties adjacent to the school playing fields. The property is within walking distance of the town centre, mainline rail station, primary and senior schools and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Double glazed entrance door to:

Reception Hall

Stairs to first floor. Storage cupboard. Coving. Radiator with decorative cover. High gloss tiled floor with fitted doormat. Alarm control panel. Doors to:

Cloakroom

Obscure double glazed circular window to front. Chrome ladder radiator. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. High gloss tiled floor. Extractor.

Sitting Room

Engineered oak flooring. Radiator with decorative cover. Coving. Large inglenook style fireplace with Oak breastsummer over and deep recess with window to either side with lighting, brick surround and inset cast iron gas stove. Coving. Double glazed bi-fold doors to orangery. Multi-glazed double doors to:

Family Room

Double glazed Bay window to front. Radiator. Engineered oak flooring. Coving.

Orangery

Large roof lantern. Three double glazed windows to rear. Double glazed French doors with side panels to sides. Engineered oak flooring. Spotlights.

Study

Double glazed window to side. Radiator. Engineered oak flooring. Coving.

Open Plan Kitchen/Dining Room

Comprising of:

Kitchen/Breakfast Area

Double glazed window to side and rear. High gloss tiled floor. Extensive range of drawer and cupboard base units and matching wall mounted cupboards. Granite worksurfaces with matching upstands and undermounted one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in induction hob with splashback and stainless steel extractor over. Double oven. Integrated dishwasher. Spotlights. Coving.

Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap. Separate shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Panelling to principal areas. Spotlights. Extractor. Mirror with light. Tiled effect floor.

Outside

Front Garden

Driveway providing off road parking. Path to front and gravelled borders with ornamental shrubs. Gated side access to rear garden.

Double Garage

Twin up and over doors. Double glazed window to side. Power and light.

Rear Garden

Delightful landscaped garden designed to create different areas of interest and entertaining space. Large paved area adjacent to the French doors from the orangery and dining room with an area of lawn beyond. Steps upto private seating area with well stocked borders. Further 'sunken' seating area with composite decking and raised borders. Water feature.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the mini roundabout into Malmesbury Road. Proceed pass John Coles Park and take the second turning left into Portal Close. Follow the road round to the right then first left and the property will be found on your right hand side.

Dining Area

Engineered oak flooring. Radiator with decorative cover. Coving. Double glazed French doors to garden.

Utility Room

Obscure double glazed door to rear. Double glazed window to side. Radiator. High gloss to front. Drawer and cupboard base units and tall cupboards. Rolled edge worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with pull out spray mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Vaillant gas fired boiler for central heating and hot water. Door to garage.

First Floor Galleried Landing

Double glazed window to front. Radiator with decorative cover. Wood laminate flooring. Access to roof space. Cupboard housing unvented hot water cylinder. Coving. Doors to:

Master Bedroom

Two double glazed windows to side. Double glazed window to front. Two radiators with decorative cover. Built-in double and single wardrobe. Wood laminate flooring. Coving.

Dressing Area

Skylight window to side. Wood laminate flooring. Fitted cupboards. Coving. Door to:

En-Suite Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap. Separate shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Panelling to principal areas. Tiled effect floor. Spotlights. Extractor. Mirror with light.

Guest Bedroom

Double glazed window to front. Radiator. Built-in double wardrobe. Wood laminate flooring. Coving. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Panelling to principal areas. Spotlights. Extractor. Mirror with light. Tiled effect floor.

Bedroom Three

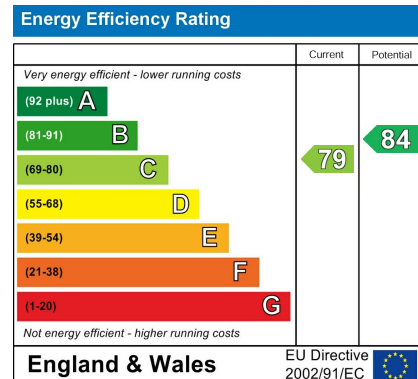
Double glazed window to front. Radiator. Built-in double wardrobe. Wood laminate flooring. Coving.

Bedroom Four

Double glazed window to front. Radiator. Built-in double wardrobe. Wood laminate flooring. Coving.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: G

Tenure: Freehold

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