



18 Hardens Close, Chippenham, SN15 3AA

An extended five bedroom semi detached family home tucked away in a quiet cul-de-sac with a pleasant outlook to the front over an open green and impressive large rear garden. The ground floor accommodation offers an entrance hall, sitting room and separate dining room, kitchen with a range of fitted units, garden room and a good size utility room with guest cloakroom. The first floor boasts a master bedroom with en-suite bathroom, two further double bedrooms both with built-in storage, two single bedrooms, family bathroom and a separate WC.

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£425,000

Situation

The property is situated on the eastern side of Chippenham within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and secondary schools and Stanley Park Sports Ground with it's high quality 3G floodlit artificial grass pitches and BMX Pump Track. The town centre with its numerous amenities and mainline railway station can be accessed via a regular bus service with a bus stop located at the entrance to Hardens Close, or an approximate fifteen minute walk away. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

Accommodation Comprising:

Obscure double glazed entrance door to:

Reception Hall

Double glazed window to side. Radiator. Stairs to first floor. Doors to:

Sitting Room

Double glazed window to front. Radiator. Feature fireplace with surround and hearth. Coving. Obscure multi-glazed door to:

Dining Room

Two double glazed windows to rear. Radiator. Doorway to:

Kitchen

Range of drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with tiled splashbacks. and inset one and a half bowl single drainer sink unit with chrome mixer tap. Space for cooker with extractor over. Space and plumbing for dishwasher. Integrated fridge/freezer. Larder cupboard. Tiled floor. Multi-glazed double doors to:

Garden Room

uPVC double glazed windows to side and rear. Radiator. Door to Garden. Door to:

Utility Room

Double glazed window to rear. Double glazed door to side. Radiator. Cupboard base unit with wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Further appliance space. Coving. Worcester boiler. Door to:

Cloakroom

Obscure double glazed window to rear. Radiator. Close coupled WC. Extractor. Coving.

First Floor Landing

Access to roof space. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Coving. Door to:

Ensuite

Obscure double glazed window to side. Radiator. Panelled bath with shower over and concertina shower screen. Tiling to principal areas. Pedestal wash basin with tiled splashbacks. Close coupled WC. Coving. Light and shaver point. Extractor.

Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes and cupboards. Coving.

Bedroom Three

Two double glazed windows to rear. Radiator. Fitted wardrobes and cupboards. Cupboard housing hot water tank. Coving.

Bedroom Four

Double glazed window to front. Fitted double wardrobe. Radiator. Coving.

Bedroom Five

Double glazed window to front. Radiator. Coving.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap

and shower over with concertina shower screen. Tiling to principal areas. Pedestal wash basin with chrome mixer tap. Tiled splashbacks. Close coupled WC. Extractor.

Separate WC

Wall hung wash basin with tiled splashbacks. Close coupled WC.

Outside

Front Garden

Low level wall. Driveway providing off road parking. Laid to lawn with flower bed.

Rear Garden

The rear garden is a particular feature of this property being generous in size with a paved seating area leading to a further gravelled seating area. Large lawn and with flower beds and matures including an apple tree. Outside tap. Enclosed by timber fencing. Timber shed.

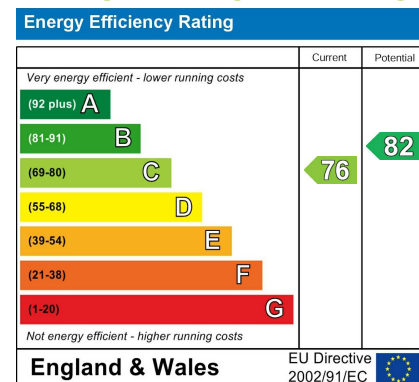
Attached Garage

Up and over door. Power and light. Personal door to garden.

Directions

From the town centre proceed along The Causeway then over the roundabout onto London Road. Take the turning on the right within the traffic calming area into Hardens Close.

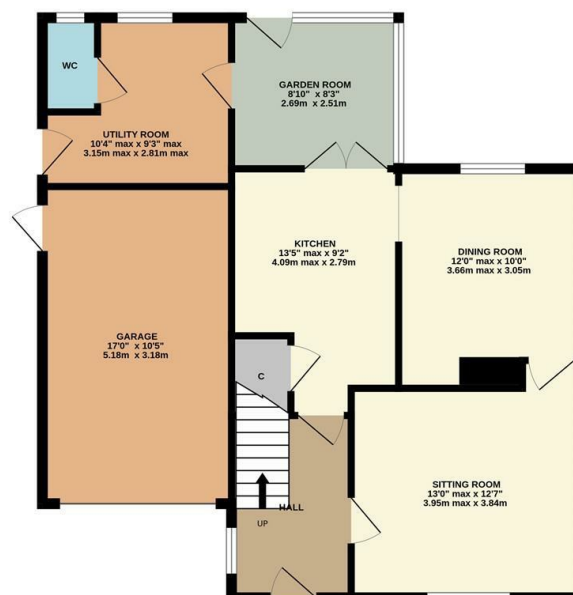
ENERGY PERFORMANCE GRAPHS



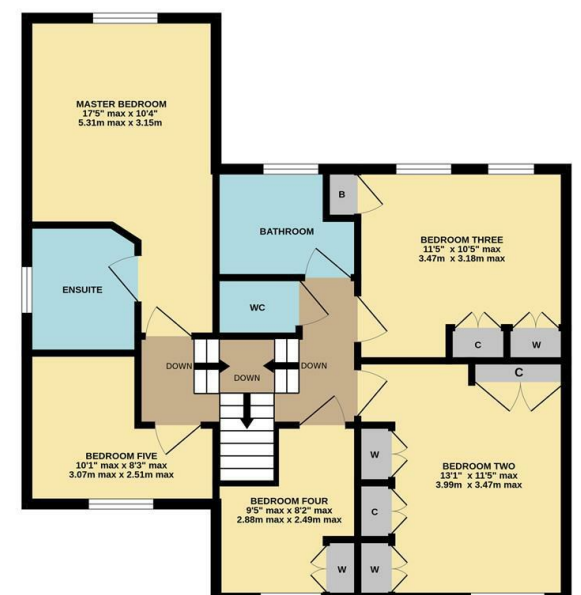
Council Tax Band: C

Tenure: Freehold

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



FIRST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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