

59 Chamberlain Road, Chippenham, SN14 0TF

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

Price Guide £550,000

A recently extended and much improved five bedroom detached family home approaching c.1800 sq ft and ideally situated in this sought after area on the western side of town offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall with guest cloakroom, a large sitting room with engineered oak flooring and double doors opening into an impressive c.20' garden room with large skylight, a generous kitchen/dining room with a range of fitted units and integrated cooker and dishwasher, there is then a large utility room and study with both with oak flooring. The first floor boasts a good size dual aspect master bedroom with en-suite shower room, four further bedrooms, family bathroom and an additional shower room. Other benefits include double glazing and triple glazing in the extension, gas central heating with a new boiler and hot water tank, solar panels and various other upgrades. The property enjoys a generous frontage with lawn area and a block paved driveway providing off road parking. Wooden double gates then lead to a covered car port area and the garage. The rear garden is fully enclosed with paved area, lawn beyond and further seating areas.

Situation

Accommodation Comprising:
 uPVC double glazed door to:

Reception Hall

Obscure double glazed window to front. Stairs to first floor with cupboard under. Radiator. Engineered oak flooring. Doors to:

Sitting Room

Double glazed window to front. Radiator with decorative cover. Contemporary style radiator. Engineered oak flooring. Double glazed French doors to:

Garden Room

Large triple glazed roof lantern. Two triple glazed windows to side. Four triple glazed windows to rear. Triple glazed French doors to side. Under floor heating. Spotlights.

Kitchen/Dining Room

Two double glazed windows to rear. Obscure double glazed door to side. Radiator. Range of drawer and cupboard base units, matching wall mounted cupboards and tall cupboard. Worksurfaces with matching upstands and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in five ring gas hob with splashback and extractor over. Integrated cooker, fridge, freezer and dishwasher. Spotlights.

Utility Room

Obscure triple glazed door to rear. Engineered oak flooring with underfloor heating. Cupboard base units, wall mounted cupboards and tall cupboard. Worksurfaces with upstands and inset single bowl stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Cupboard housing new Viessmann boiler and hot water tank. Water softener. Storage cupboard housing 7.5kW inverter. Spotlights. Door to:

Study

Triple glazed window to front. Engineered oak flooring with underfloor heating. Fitted cupboards and shelving. Spotlights.

Front Garden

Laid to lawn with shrub borders. Block paved driveway providing off road parking with wooden double gates leading to:

Car Port & Garage

Covered parking area leading to a detached garage with up and over door.

Rear Garden

Enclosed by wall and fencing. Patio area with lawn beyond leading to an area of slate chippings. Paved seating area with pergola over.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road then on into Bristol Road. Take the left at the mini roundabouts into Hungerdown Lane. At the first roundabout by the petrol station turn right onto Frogwell. Take the second left into Chamberlain Road, the property will then be found on the left hand side.

Agents Note

There is an improvement indicator showing against the council tax band for this property.

Cloakroom

Obscure double glazed window to side. Chrome ladder radiator. Belfast sink with chrome mixer tap and cupboard under. Tiled splashbacks. Close coupled WC with concealed cistern.

First Floor Landing

Double glazed window to front. Access to roof space. Doors to:

Master Bedroom

Triple glazed windows to front and rear. Two radiators. Spotlights. Door to:

En-Suite Shower Room

Obscure triple glazed window to rear. Chrome dual fuel ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Spotlights. Extractor.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Bedroom Five

Double glazed window to front. Radiator.

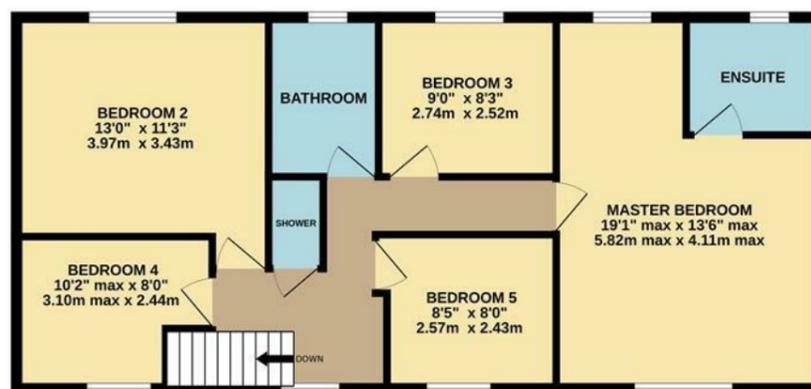
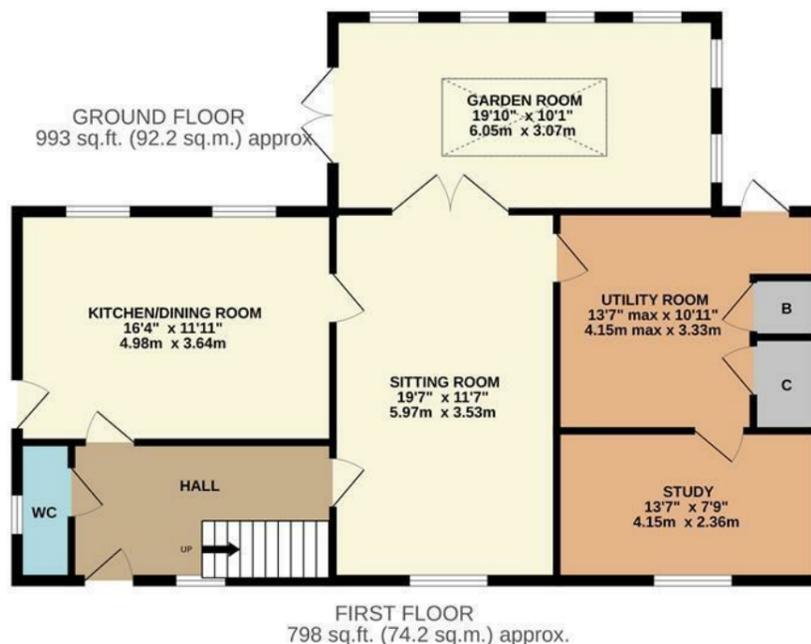
Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. 'P' Shaped bath with chrome mixer tap, splashback and screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Spotlights. Extractor.

Shower Room

Shower cubicle. Fully tiled walls. Spotlight. Extractor.

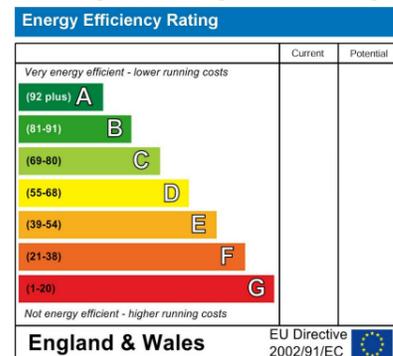
Outside



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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: D

Tenure: Freehold

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